SUPERIOR COURT OF CALIFORNIA

COUNTY OF SAN FRANCISCO

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Case Number: CGC-14-542803

Filing Date: Nov-19-2014 1:27

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COMPLAINT

CITY AD COUNTY OF SAN FRANCISCO, A MUNICIPAL CORP ET AL VS. ANNA T. WONG ET AL

001C04696319

Instructions:

Please place this sheet on top of the document to be scanned.

ORIGINAL

CM-010

ATTORNEY OR PARTY WITHOUT ATTORNEY (Name, State Bar number, and address):
DENNIS J. HERRERA, City Attorney (SBN 139669)
YVONNE R. MERE, Chief Attorney (SBN 173594)
MICHAEL WEISS, Deputy City Attorney (SBN 168378)
1390 Market Street, Sixth Floor
San Francisco, CA 94102
TELEPHONE NO.: 415-554-3824 FAX NO.: 415-437-4644
ATTORNEY FOR (Name): Plaintiffs CCSF and People of the State

FOR COURT USE ONLY

FILED
Superior Court of California
County of San Francisco
NOV 19 2014
CLERK OF THE COURT
BY: Deputy Clerk

SUPERIOR COURT OF CALIFORNIA, COUNTY OF SAN FRANCISCO
STREET ADDRESS: 400 McAllister Street
MAILING ADDRESS: 400 McAllister Street, Room 103
CITY AND ZIP CODE: San Francisco, CA 94102
BRANCH NAME: SAN FRANCISCO

CASE NAME: CITY AND COUNTY OF SAN FRANCISCO, et al. v. ANNA T. WONG, LARRY WONG, JACK WONG, et al.

CIVIL CASE COVER SHEET
[x] **Unlimited** (Amount demanded exceeds $25,000) [ ] **Limited** (Amount demanded is $25,000 or less)

Complex Case Designation
[ ] **Counter** [ ] **Joinder**
Filed with first appearance by defendant (Cal. Rules of Court, rule 3.402)

CASE NUMBER: CGC-14-542803
JUDGE:
DEPT:

Items 1-6 below must be completed (see instructions on page 2).

1. Check **one** box below for the case type that best describes this case:

Auto Tort
- [ ] Auto (22)
- [ ] Uninsured motorist (46)

Other PI/PD/WD (Personal Injury/Property Damage/Wrongful Death) Tort
- [ ] Asbestos (04)
- [ ] Product liability (24)
- [ ] Medical malpractice (45)
- [ ] Other PI/PD/WD (23)

Non-PI/PD/WD (Other) Tort
- [ ] Business tort/unfair business practice (07)
- [ ] Civil rights (08)
- [ ] Defamation (13)
- [ ] Fraud (16)
- [ ] Intellectual property (19)
- [ ] Professional negligence (25)
- [ ] Other non-PI/PD/WD tort (35)

Employment
- [ ] Wrongful termination (36)
- [ ] Other employment (15)

Contract
- [ ] Breach of contract/warranty (06)
- [ ] Rule 3.740 collections (09)
- [ ] Other collections (09)
- [ ] Insurance coverage (18)
- [ ] Other contract (37)

Real Property
- [ ] Eminent domain/Inverse condemnation (14)
- [ ] Wrongful eviction (33)
- [ ] Other real property (26)

Unlawful Detainer
- [ ] Commercial (31)
- [ ] Residential (32)
- [ ] Drugs (38)

Judicial Review
- [ ] Asset forfeiture (05)
- [ ] Petition re: arbitration award (11)
- [ ] Writ of mandate (02)
- [ ] Other judicial review (39)

Provisionally Complex Civil Litigation (Cal. Rules of Court, rules 3.400-3.403)
- [ ] Antitrust/Trade regulation (03)
- [ ] Construction defect (10)
- [ ] Mass tort (40)
- [ ] Securities litigation (28)
- [ ] Environmental/Toxic tort (30)
- [ ] Insurance coverage claims arising from the above listed provisionally complex case types (41)

Enforcement of Judgment
- [ ] Enforcement of judgment (20)

Miscellaneous Civil Complaint
- [ ] RICO (27)
- [x] Other complaint *(not specified above)* (42)

Miscellaneous Civil Petition
- [ ] Partnership and corporate governance (21)
- [ ] Other petition *(not specified above)* (43)

2. This case [ ] is [x] is not complex under rule 3.400 of the California Rules of Court. If the case is complex, mark the factors requiring exceptional judicial management:
   a. [ ] Large number of separately represented parties
   b. [ ] Extensive motion practice raising difficult or novel issues that will be time-consuming to resolve
   c. [ ] Substantial amount of documentary evidence
   d. [ ] Large number of witnesses
   e. [ ] Coordination with related actions pending in one or more courts in other counties, states, or countries, or in a federal court
   f. [ ] Substantial postjudgment judicial supervision
3. Remedies sought *(check all that apply)*: a. [x] monetary b. [x] nonmonetary; declaratory or injunctive relief c. [ ] punitive
4. Number of causes of action *(specify)*: Three
5. This case [ ] is [x] is not a class action suit.
6. If there are any known related cases, file and serve a notice of related case. *(You may use form CM-015.)*

Date: November 17, 2014
MICHAEL WEISS, Deputy City Attorney
(TYPE OR PRINT NAME) (SIGNATURE OF PARTY OR ATTORNEY FOR PARTY)

NOTICE
- Plaintiff must file this cover sheet with the first paper filed in the action or proceeding (except small claims cases or cases filed under the Probate Code, Family Code, or Welfare and Institutions Code). (Cal. Rules of Court, rule 3.220.) Failure to file may result in sanctions.
- File this cover sheet in addition to any cover sheet required by local court rule.
- If this case is complex under rule 3.400 et seq. of the California Rules of Court, you must serve a copy of this cover sheet on all other parties to the action or proceeding.
- Unless this is a collections case under rule 3.740 or a complex case, this cover sheet will be used for statistical purposes only.

Form Adopted for Mandatory Use
Judicial Council of California
CM-010 [Rev. July 1, 2007]

CIVIL CASE COVER SHEET

Legal Solutions Plus

Cal. Rules of Court, rules 2.30, 3.220, 3.400–3.403, 3.740; Cal. Standards of Judicial Administration, std. 3.10

INSTRUCTIONS ON HOW TO COMPLETE THE COVER SHEET

To Plaintiffs and Others Filing First Papers. If you are filing a first paper (for example, a complaint) in a civil case, you **must** complete and file, along with your first paper, the *Civil Case Cover Sheet* contained on page 1. This information will be used to compile statistics about the types and numbers of cases filed. You must complete items 1 through 6 on the sheet. In item 1, you must check **one** box for the case type that best describes the case. If the case fits both a general and a more specific type of case listed in item 1, check the more specific one. If the case has multiple causes of action, check the box that best indicates the **primary** cause of action. To assist you in completing the sheet, examples of the cases that belong under each case type in item 1 are provided below. A cover sheet must be filed only with your initial paper. Failure to file a cover sheet with the first paper filed in a civil case may subject a party, its counsel, or both to sanctions under rules 2.30 and 3.220 of the California Rules of Court.

To Parties in Rule 3.740 Collections Cases. A "collections case" under rule 3.740 is defined as an action for recovery of money owed in a sum stated to be certain that is not more than $25,000, exclusive of interest and attorney's fees, arising from a transaction in which property, services, or money was acquired on credit. A collections case does not include an action seeking the following: (1) tort damages, (2) punitive damages, (3) recovery of real property, (4) recovery of personal property, or (5) a prejudgment writ of attachment. The identification of a case as a rule 3.740 collections case on this form means that it will be exempt from the general time-for-service requirements and case management rules, unless a defendant files a responsive pleading. A rule 3.740 collections case will be subject to the requirements for service and obtaining a judgment in rule 3.740.

To Parties in Complex Cases. In complex cases only, parties must also use the *Civil Case Cover Sheet* to designate whether the case is complex. If a plaintiff believes the case is complex under rule 3.400 of the California Rules of Court, this must be indicated by completing the appropriate boxes in items 1 and 2. If a plaintiff designates a case as complex, the cover sheet must be served with the complaint on all parties to the action. A defendant may file and serve no later than the time of its first appearance a joinder in the plaintiff's designation, a counter-designation that the case is not complex, or, if the plaintiff has made no designation, a designation that the case is complex.

CASE TYPES AND EXAMPLES

Auto Tort
- Auto (22)—Personal Injury/Property Damage/Wrongful Death
- Uninsured Motorist (46) *(if the case involves an uninsured motorist claim subject to arbitration, check this item instead of Auto)*

Other PI/PD/WD (Personal Injury/ Property Damage/Wrongful Death) Tort
- Asbestos (04)
  - Asbestos Property Damage
  - Asbestos Personal Injury/ Wrongful Death
- Product Liability *(not asbestos or toxic/environmental)* (24)
- Medical Malpractice (45)
  - Medical Malpractice–Physicians & Surgeons
  - Other Professional Health Care Malpractice
- Other PI/PD/WD (23)
  - Premises Liability (e.g., slip and fall)
  - Intentional Bodily Injury/PD/WD (e.g., assault, vandalism)
  - Intentional Infliction of Emotional Distress
  - Negligent Infliction of Emotional Distress
  - Other PI/PD/WD

Non-PI/PD/WD (Other) Tort
- Business Tort/Unfair Business Practice (07)
- Civil Rights (e.g., discrimination, false arrest) *(not civil harassment)* (08)
- Defamation (e.g., slander, libel) (13)
- Fraud (16)
- Intellectual Property (19)
- Professional Negligence (25)
  - Legal Malpractice
  - Other Professional Malpractice *(not medical or legal)*
- Other Non-PI/PD/WD Tort (35)

Employment
- Wrongful Termination (36)
- Other Employment (15)

Contract
- Breach of Contract/Warranty (06)
  - Breach of Rental/Lease Contract *(not unlawful detainer or wrongful eviction)*
  - Contract/Warranty Breach—Seller Plaintiff *(not fraud or negligence)*
  - Negligent Breach of Contract/ Warranty
  - Other Breach of Contract/Warranty
- Collections (e.g., money owed, open book accounts) (09)
  - Collection Case—Seller Plaintiff
  - Other Promissory Note/Collections Case
- Insurance Coverage *(not provisionally complex)* (18)
  - Auto Subrogation
  - Other Coverage
- Other Contract (37)
  - Contractual Fraud
  - Other Contract Dispute

Real Property
- Eminent Domain/Inverse Condemnation (14)
- Wrongful Eviction (33)
- Other Real Property (e.g., quiet title) (26)
  - Writ of Possession of Real Property
  - Mortgage Foreclosure
  - Quiet Title
  - Other Real Property *(not eminent domain, landlord/tenant, or foreclosure)*

Unlawful Detainer
- Commercial (31)
- Residential (32)
- Drugs (38) *(if the case involves illegal drugs, check this item; otherwise, report as Commercial or Residential)*

Judicial Review
- Asset Forfeiture (05)
- Petition Re: Arbitration Award (11)
- Writ of Mandate (02)
  - Writ–Administrative Mandamus
  - Writ–Mandamus on Limited Court Case Matter
  - Writ–Other Limited Court Case Review
- Other Judicial Review (39)
  - Review of Health Officer Order
  - Notice of Appeal–Labor Commissioner Appeals

Provisionally Complex Civil Litigation (Cal. Rules of Court Rules 3.400–3.403)
- Antitrust/Trade Regulation (03)
- Construction Defect (10)
- Claims Involving Mass Tort (40)
- Securities Litigation (28)
- Environmental/Toxic Tort (30)
- Insurance Coverage Claims *(arising from provisionally complex case type listed above)* (41)

Enforcement of Judgment
- Enforcement of Judgment (20)
  - Abstract of Judgment (Out of County)
  - Confession of Judgment *(non-domestic relations)*
  - Sister State Judgment
  - Administrative Agency Award *(not unpaid taxes)*
  - Petition/Certification of Entry of Judgment on Unpaid Taxes
  - Other Enforcement of Judgment Case

Miscellaneous Civil Complaint
- RICO (27)
- Other Complaint *(not specified above)* (42)
  - Declaratory Relief Only
  - Injunctive Relief Only *(non-harassment)*
  - Mechanics Lien
  - Other Commercial Complaint Case *(non-tort/non-complex)*
  - Other Civil Complaint *(non-tort/non-complex)*

Miscellaneous Civil Petition
- Partnership and Corporate Governance (21)
- Other Petition *(not specified above)* (43)
  - Civil Harassment
  - Workplace Violence
  - Elder/Dependent Adult Abuse
  - Election Contest
  - Petition for Name Change
  - Petition for Relief from Late Claim
  - Other Civil Petition

SUMMONS
(CITACION JUDICIAL)

ORIGINAL

SUM-100

FOR COURT USE ONLY
(SOLO PARA USO DE LA CORTE)

NOTICE TO DEFENDANT: ANNA T. WONG, LARRY WONG, JACK WONG, and DOE ONE through DOE FIFTY, inclusive,
(AVISO AL DEMANDADO):

YOU ARE BEING SUED BY PLAINTIFF: CITY AND COUNTY OF SAN FRANCISCO, a Municipal Corporation, and the PEOPLE OF THE STATE OF CALIFORNIA, by and through Dennis J. Herrera, City Attorney for the City and County of San Francisco
(LO ESTÁ DEMANDANDO EL DEMANDANTE):

NOTICE! You have been sued. The court may decide against you without your being heard unless you respond within 30 days. Read the information below.

You have 30 CALENDAR DAYS after this summons and legal papers are served on you to file a written response at this court and have a copy served on the plaintiff. A letter or phone call will not protect you. Your written response must be in proper legal form if you want the court to hear your case. There may be a court form that you can use for your response. You can find these court forms and more information at the California Courts Online Self-Help Center (*www.courtinfo.ca.gov/selfhelp*), your county law library, or the courthouse nearest you. If you cannot pay the filing fee, ask the court clerk for a fee waiver form. If you do not file your response on time, you may lose the case by default, and your wages, money, and property may be taken without further warning from the court.

There are other legal requirements. You may want to call an attorney right away. If you do not know an attorney, you may want to call an attorney referral service. If you cannot afford an attorney, you may be eligible for free legal services from a nonprofit legal services program. You can locate these nonprofit groups at the California Legal Services Web site (*www.lawhelpcalifornia.org*), the California Courts Online Self-Help Center (*www.courtinfo.ca.gov/selfhelp*), or by contacting your local court or county bar association. **NOTE:** The court has a statutory lien for waived fees and costs on any settlement or arbitration award of $10,000 or more in a civil case. The court's lien must be paid before the court will dismiss the case. ***¡AVISO!*** *Lo han demandado. Si no responde dentro de 30 días, la corte puede decidir en su contra sin escuchar su versión. Lea la información a* continuación

Tiene 30 DÍAS DE CALENDARIO después de que le entreguen esta citación y papeles legales para presentar una respuesta por escrito en esta corte y hacer que se entregue una copia al demandante. Una carta o una llamada telefónica no lo protegen. Su respuesta por escrito tiene que estar en formato legal correcto si desea que procesen su caso en la corte. Es posible que haya un formulario que usted pueda usar para su respuesta. Puede encontrar estos formularios de la corte y más información en el Centro de Ayuda de las Cortes de California (www.sucorte.ca.gov), en la biblioteca de leyes de su condado o en la corte que le quede más cerca. Si no puede pagar la cuota de presentación, pida al secretario de la corte que le dé un formulario de exención de pago de cuotas. Si no presenta su respuesta a tiempo, puede perder el caso por incumplimiento y la corte le podrá quitar su sueldo, dinero y bienes sin más advertencia.

Hay otros requisitos legales. Es recomendable que llame a un abogado inmediatamente. Si no conoce a un abogado, puede llamar a un servicio de remisión a abogados. Si no puede pagar a un abogado, es posible que cumpla con los requisitos para obtener servicios legales gratuitos de un programa de servicios legales sin fines de lucro. Puede encontrar estos grupos sin fines de lucro en el sitio web de California Legal Services, (www.lawhelpcalifornia.org), en el Centro de Ayuda de las Cortes de California, (www.sucorte.ca.gov) o poniéndose en contacto con la corte o el colegio de abogados locales. AVISO: Por ley, la corte tiene derecho a reclamar las cuotas y los costos exentos por imponer un gravamen sobre cualquier recuperación de $10,000 ó más de valor recibida mediante un acuerdo o una concesión de arbitraje en un caso de derecho civil. Tiene que pagar el gravamen de la corte antes de que la corte pueda desechar el caso.

The name and address of the court is:
(El nombre y dirección de la corte es):
SUPERIOR COURT OF THE STATE OF CALIFORNIA
FOR THE CITY AND COUNTY OF SAN FRANCISCO
400 McAllister Street, Room 103
San Francisco, CA 94102

CASE NUMBER:
(Número del Caso):
CGC-14-542803

The name, address, and telephone number of plaintiff's attorney, or plaintiff without an attorney, is:
(El nombre, la dirección y el número de teléfono del abogado del demandante, o del demandante que no tiene abogado, es):
DENNIS J. HERRERA, City Attorney (SBN 139669) 415-554-3824 415-437-4644
MICHAEL WEISS, Deputy City Attorney (SBN 168378)
1390 Market Street, Sixth Floor
San Francisco, CA 94102-5408

DATE: NOV 19 2014 (Fecha) CLERK OF THE COURT Clerk, by Victoria Gonzalez (Secretario), Deputy (Adjunto)

(For proof of service of this summons, use Proof of Service of Summons *(form POS-010).)*
(Para prueba de entrega de esta citatión use el formulario Proof of Service of Summons, *(POS-010)).*

[SEAL] SUPERIOR COURT OF CALIFORNIA COUNTY OF SAN FRANCISCO EUREKA

NOTICE TO THE PERSON SERVED: You are served
1. ☐ as an individual defendant.
2. ☐ as the person sued under the fictitious name of *(specify):*
3. ☐ on behalf of *(specify):*

under: ☐ CCP 416.10 (corporation) ☐ CCP 416.60 (minor)
☐ CCP 416.20 (defunct corporation) ☐ CCP 416.70 (conservatee)
☐ CCP 416.40 (association or partnership) ☐ CCP 416.90 (authorized person)
☐ other *(specify):*

4. ☐ by personal delivery on *(date):*

Form Adopted for Mandatory Use
Judicial Council of California
SUM-100 [Rev. July 1, 2009]

SUMMONS

Legal Solutions Plus

Code of Civil Procedure §§ 412.20, 465

ORIGINAL

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Attorneys for Plaintiffs
THE CITY AND COUNTY OF SAN FRANCISCO
AND PEOPLE OF THE STATE OF CALIFORNIA

FILED
Superior Court of California
County of San Francisco
NOV 19 2014
CLERK OF THE COURT
BY: Deputy Clerk

SUPERIOR COURT OF THE STATE OF CALIFORNIA

COUNTY OF SAN FRANCISCO

UNLIMITED CIVIL JURISDICTION

CITY AND COUNTY OF SAN FRANCISCO, a Municipal Corporation, and PEOPLE OF THE STATE OF CALIFORNIA, by and through DENNIS J. HERRERA, City Attorney for the City and County of San Francisco, Plaintiffs, vs. ANNA T. WONG, LARRY WONG, JACK WONG, and DOE ONE through DOE FIFTY, inclusive, Defendants.	Case No. CGC-14-542803 COMPLAINT FOR INJUNCTIVE AND OTHER RELIEF Type of Case: (42) Other Complaint

The CITY AND COUNTY OF SAN FRANCISCO ("the City"), a municipal corporation, and the PEOPLE OF THE STATE OF CALIFORNIA ("People"), by and through Dennis J. Herrera, City Attorney for the City and County of San Francisco (collectively "Plaintiffs"), for their complaint against Defendants ANNA T. WONG ("Anna"), LARRY WONG ("Larry"), JACK WONG ("Jack"), and Doe One through Doe Fifty (collectively, "Defendants"), hereby allege as set forth below:

INTRODUCTION

1. This action arises out of Defendants' ownership, maintenance, operation and management of a multi-unit residential rental property located at 3224-3226 26th Street ("the Property"), located within the City and County of San Francisco, California, in violation of state and local health and safety laws and as a public nuisance that substantially endanger the health, welfare and safety of the occupants, the neighbors, the residents of the City and County of San Francisco, and the People of the State of California. Specifically, Defendants have, since at least 2003, continuously jeopardized the welfare of her tenants, the neighbors, and all San Francisco residents, by failing and refusing to maintain her residential rental property in a safe, code compliant manner.

2. Defendants have failed, and continue to fail, to comply with Notices of Violation issued by the San Francisco Department of Building Inspection ("Building Inspection" or "DBI") on April 2, 2007, December 19, 2007, January 31, 2008, December 20, 2013, June 2, 2014, and June 6, 2014.

3. Defendants have also failed, and continue to fail, to comply with Orders of Abatement dated November 15, 2007, February 28, 2008, May 14, 2009, May 8, 2014, July 10, 2014, and August 21, 2014, each having been issued by DBI after a duly noticed public hearing, each declaring the Property a public nuisance, and each ordering Defendant to abate the violations by a date certain.

4. By leasing residential units in substandard condition and refusing to comply with state and local health and safety laws, Defendants have engaged in, and continue to engage in, unlawful and unfair business practices, which are prohibited by Business and Professions Code §§ 17200-17210.

PARTIES AND SUBJECT PROPERTY

5. Plaintiff CITY AND COUNTY OF SAN FRANCISCO brings this action under the San Francisco Housing and Building Codes, and California Health and Safety Code Sections 17920 through 17992, also known as the State Housing Law.

6. Plaintiff PEOPLE OF THE STATE OF CALIFORNIA, by and through DENNIS J. HERRERA, City Attorney for the City and County of San Francisco, brings this action pursuant to California Business and Professions Code Sections 17200 through 17210, California Civil Code Sections 3479, 3480, 3491, 3494, and Code of Civil Procedure Section 731.

7. At all times herein mentioned, Defendant ANNA T. WONG has been an owner, lessor, operator, manager, maintainer, or agent thereof of 3224-3226 26th Street , Block 6525, Lot 015, located in the City and County of San Francisco, State of California. The Property is more particularly described in Exhibit A, attached hereto and incorporated as part of this Complaint.

8. At all times herein mentioned, Defendant JACK WONG has been an owner, lessor, operator, manager, maintainer, or agent thereof of 3224-3226 26th Street , Block 6525, Lot 015, located in the City and County of San Francisco, State of California.

9. At all times herein mentioned, Defendant LARRY WONG has been an owner, lessor, operator, manager, maintainer, or agent thereof of 3224-3226 26th Street , Block 6525, Lot 015, located in the City and County of San Francisco, State of California.

10. Defendants are sued in their capacity as owners and/or managers of the Property, and as the persons committing the acts alleged in this Complaint or the persons directing the commission of the acts alleged in this Complaint.

11. Defendants DOE ONE through DOE FIFTY are sued herein under fictitious names. Plaintiffs do not at this time know the true names and capacities of these defendants, but pray that the same may be inserted when ascertained.

12. At all times herein mentioned, each Defendant was an agent, servant, employee, partner, franchisee, and joint venturer of the other defendant, and at all times was acting within the course and scope of this agency, service, employment, partnership, franchise, and joint venture.

13. Actions taken or omissions made by Defendants' employees, agents, or representatives in the course of their employment, agency, or representation shall be considered actions or omissions of Defendants for purposes of this Complaint.

14. Whenever reference is made in this Complaint to any act or omission of "Defendant(s)," such allegation shall mean that Defendant(s) did or authorized the act or omission, or recklessly and carelessly failed and omitted to supervise, control, or direct other persons who engaged in the act or omission.

GENERAL ALLEGATIONS

15. Plaintiffs are informed and believe that Defendants or their family members have owned and managed the Property since at least 1990.

16. The Property is a residential building consisting of 2 legal dwelling units on two floors of occupancy.

17. At all times herein referenced, Defendants' addresses of record, as listed at the San Francisco Assessor's Office, have been at times one of the following: 3224 26th Street, San Francisco, California 94110, 1489 - 18th Avenue, San Francisco, CA 94122, and c/o David Wong 1238 - 42nd Avenue, San Francisco, CA 94122. Plaintiffs are informed and believe that Defendants actually reside at 1489 18th Avenue, San Francisco, CA 94122.

FIRST NOTICE OF VIOLATION

18. On April 2, 2007, following a Code Enforcement Task Force Inspection at the Property, DBI issued a 3-page Notice of Violation ("First NOV") for multiple violations of the San Francisco Housing Code including, but not limited to: lack of heat, illegal conversion to hotel use without permit, illegal construction of two rooms and a full bathroom in the attic without permits, illegal construction of 5 rooms and a full bathroom in the basement without permit, illegal construction of attached shed without permit, leaking roof, lack of handrails to basement, broken windows, deteriorated handrails at rear exterior stairway, standing water in basement, damaged walls/ceilings/floors/doors/cabinets, excessive accumulation, and mold/mildew. The First NOV identified the violations and required Defendant to obtain all permits and complete all repair work within 30 days. DBI mailed a copy of the First NOV to Defendants at their address of record. A true and correct copy of the First NOV is attached hereto as Exhibit B, and incorporated as part of this Complaint.

FIRST ORDER OF ABATEMENT

19. Defendant failed to comply with the First NOV. On October 31, 2007, DBI issued a Notice of Director's Hearing ("First Notice of Hearing"). A Director's Hearing is a hearing before the Director of Building Inspection or the Director's designee, to determine whether the property owner has complied with the NOV. The hearing was scheduled for November 15, 2007. A true and correct copy of the First Notice of Hearing is attached hereto as Exhibit C, and incorporated as part of this Complaint.

20. On or about November 1, 2007, DBI sent a copy of the First Notice of Hearing by certified mail to Defendants at their address of record. On or about November 5, 2007, DBI posted the First Notice of Hearing in a conspicuous spot on the Property. True and correct copies of the Declarations of Mailing and Posting are attached hereto, collectively, as Exhibit D, and incorporated as part of this Complaint.

21. On or about November 15, 2007, Building Inspection held the Director's Hearing, at which the owners were represented. On or about November 15, 2007, DBI issued an Order of Abatement ("First Order"). The First Order declared the Property a public nuisance and ordered Defendants to obtain appropriate plumbing, electrical, and building permits and complete all work in seven days. A true and correct copy of the First Order is attached hereto as Exhibit E and incorporated as part of this Complaint.

22. On or about December 19, 2007, DBI sent a copy of the First Order by certified mail to Defendants at their address of record. On or about December 20, 2007, DBI posted the First Order in a conspicuous spot on the Property. True and correct copies of the Declarations of Mailing and Posting are attached hereto, collectively, as Exhibit F, and incorporated as part of this Complaint.

23. Defendants did not appeal the First Order to the San Francisco Abatement Appeals Board.

24. As of November 3, 2014, the violations pertaining to unpermitted hotel use and illegally constructed basement and attic rooms remain outstanding.

SECOND NOTICE OF VIOLATION

25. On December 19, 2007, following a reinspection related to the First NOV, DBI issued another Notice of Violation ("Second NOV") for multiple violations of the San Francisco Housing Code including, but not limited to: lack of handrails on both sides of front stairway, rodent infestation, nonfunctioning electrical outlets, leaky roof, and illegal cooking on hot plates in guestrooms. The Second NOV identified the violations and required Defendant to complete all repair work within 15 days. DBI mailed a copy of the First NOV to Defendants at their address of record. A true and correct copy of the Second NOV is attached hereto as Exhibit G, and incorporated as part of this Complaint.

EMERGENCY ORDER

26. On December 20, 2007, the Director of DBI issued an Emergency Order for serious and immediate hazards constituting an imminent and substantial hazard to life, health or safety due to: lack of gas and water service to the building for nonpayment or closure of utility accounts. The Emergency Order directed Defendants to return gas and water service to the building within 24 hours. The Emergency Order further provided that failure to comply would result in forfeiture of the right to abate the nuisance, and DBI would use its Repair and Demolition Fund to abate the nuisance and restore services. The Emergency Order further provided that any expenditure of the City's fund would become a tax lien against the subject property. On December 20, 2007, the Emergency Order was recorded at the San Francisco Assessor/Recorder's Office. Defendants failed to comply with the Emergency Order and DBI used its funds to restore the gas and water services, for which they have not been reimbursed. A true and correct copy of the Emergency Order is attached hereto as Exhibit H and incorporated as part of this Complaint.

SECOND ORDER OF ABATEMENT

27. Defendants failed to comply with the Second NOV. On or about February 13, 2008, DBI issued a Notice of Director's Hearing ("Second Hearing Notice"). The Second Hearing was scheduled for February 28, 2008. A true and correct copy of the Second Hearing Notice is attached hereto as Exhibit I, and incorporated as part of this Complaint.

28. On or about February 13, 2008, DBI sent the Second Hearing Notice by certified mail to Defendants at their address of record. On February 14, 2008, DBI posted the Second Hearing Notice in a conspicuous place on the Property. True and correct copies of the Declarations of Mailing and Posting are attached hereto as Exhibit J and incorporated as part of this Complaint.

29. On or about February 28, 2008, DBI held the Director's Hearing at which the owners were represented. Following the hearing, the Director of DBI issued an Order of Abatement ("Second Order"). The Second Order declared the Property a public nuisance and ordered Defendants to cure the violations within seven days. A true and correct copy of the Second Order is attached hereto as Exhibit K, and incorporated as part of this Complaint.

30. On or about March 31, 2008, DBI sent a copy of the Second Order by certified mail to Defendants at their address of record. On or about April 2, 2008, DBI posted a copy of the Second Order in a conspicuous spot at the Property. True and correct copies of the Declarations of Mailing and Posting are attached hereto, collectively, as Exhibit L and incorporated as part of this Complaint.

31. Defendant did not appeal the Second Order to the Abatement Appeals Board.

32. As of November 3, 2014, the violations regarding illegal cooking facilities/illegal hot plates in guest rooms remain outstanding.

THIRD NOTICE OF VIOLATION

33. On or about January 31, 2008, DBI issued another Notice of Violation ("Third NOV), amending the First NOV to clarify that the illegal dwelling units in the basement consisted of a three room guestroom including a kitchen, three one-room guestrooms, one storage room and a full bathroom. The Third NOV required Defendants to file for building, plumbing and electrical permits (with plans) to dismantle or legalize the unpermitted work within 30 days, obtain the permits within 10 days and complete all work within 30 days, including final inspections and sign offs. A true and correct copy of the Third NOV is attached hereto as Exhibit M and incorporated as part of this Complaint.

THIRD ORDER OF ABATEMENT

34. Defendants failed to comply with the Third NOV. On or about April 28, 2009, DBI issued a Notice of Director's Hearing ("Third Hearing Notice"). The hearing was scheduled for May 14, 2009. A true and correct copy of the Third Hearing Notice is attached hereto as Exhibit N and incorporated as part of this Complaint.

35. On or about April 29, 2009, DBI sent the Third Hearing Notice by certified mail to Defendants at their address of record. On or about April 28, 2009, DBI posted the Third Hearing Notice in a conspicuous place on the Property. True and correct copies of the Declarations of Mailing and Posting are attached hereto as Exhibit O and incorporated as part of this Complaint.

36. On or about May 14, 2009, DBI held a Director's Hearing at which Defendants were represented. On or about May 14, 2009, the Director of DBI issued another Order of Abatement ("Third Order"). The Third Order declared the Property a public nuisance and ordered the owner to obtain all necessary permits and complete all work within 7 days. A true and correct copy of the Third Order is attached hereto as Exhibit P and incorporated as part of this Complaint.

37. On or about June 22, 2009, DBI sent a copy of the Third Order by certified mail to Defendants at their address of record. On or about June 23, 2009, DBI posted a copy of the Third Order in a conspicuous spot at the Property. True and correct copies of the Declarations of Mailing and Posting are attached hereto as Exhibit Q and incorporated as part of this Complaint.

38. Defendant did not appeal the Third Order to the Abatement Appeals Board, and on July 9, 2009, Building Inspection caused the Fourth Order to be recorded against the title to the Property. A true and correct copy of the recorded copy of the Fourth Order is attached hereto as Exhibit R, and incorporated as part of this Complaint.

39. As of November 3, 2014, the violations remain outstanding.

FOURTH NOTICE OF VIOLATION

40. On or about December 20, 2013, DBI issued a Notice of Violation ("Fourth NOV") for numerous violations of the San Francisco Housing Code, including, but not limited to: deteriorated rear exterior staircases, an extreme cockroach/insect infestation, electrical work without permit, plumbing work without permit, peeling paint presenting potential lead hazards, lack of smoke and carbon monoxide detectors, damaged electrical outlets and light switches throughout, damaged walls and ceiling, mold/mildew and broken window panes, sash cords, frames and glazing seals. The Fourth NOV required Defendants to complete all work within 35 days. A true and correct copy of the Fourth NOV is attached hereto as Exhibit S, and incorporated as part of this Complaint.

FOURTH ORDER OF ABATEMENT

41. Defendants failed to comply with the Fourth NOV. On or about April 22, 2014, DBI issued a Notice of Director's Hearing ("Fourth Hearing Notice"). The hearing was scheduled for May 8, 2014. A true and correct copy of the Fourth Hearing Notice is attached hereto as Exhibit T, and incorporated as part of this Complaint.

42. On or about April 24, 2014, DBI sent the Fourth Hearing Notice by certified mail to Defendants at their address of record and posted it in a conspicuous place on the Property. True and correct copies of the Declarations of Mailing and Posting are attached hereto as Exhibit U, and incorporated as part of this Complaint.

43. On or about May 8, 2014, DBI held a Director's Hearing at which Defendants were not represented. On or about May 8, 2014, the Director of DBI issued an Order of Abatement ("Fourth Order"). The Fourth Order declared the Property a public nuisance and ordered the owner to complete all work with appropriate building and plumbing permits within 7 days. A true and correct copy of the Fourth Order is attached hereto as Exhibit V, and incorporated as part of this Complaint.

44. On or about May 28, 2014, DBI sent a copy of the Fourth Order by certified mail to Defendants at their address of record. On or about May 29, 2014, DBI posted a copy of the Fourth Order in a conspicuous spot at the Property. True and correct copies of the Declarations

of Mailing and Posting are attached hereto as Exhibit W, and incorporated as part of this Complaint.

45. Defendants did not appeal the Fourth Order to the San Francisco Abatement Appeals Board, and on July 16, 2014, Building Inspection caused the Fourth Order to be recorded against the title to the Property. A true and correct copy of the recorded copy of the Fourth Order is attached hereto as Exhibit X, and incorporated as part of this Complaint.

46. As of November 3, 2014, twenty-three of the 26 violations cited in the Fourth NOV remained outstanding.

FIFTH NOTICE OF VIOLATION

47. On or about June 2, 2014, DBI issued a Notice of Violation ("Fifth NOV") for numerous violations of the San Francisco Housing Code, including, but not limited to: raw sewage leak at basement level requiring professional drain cleaning company, sewage accumulation, excess rubbish, and rodent and fly infestation requiring rodent-proofing and regular pest control. The Fifth NOV required Defendants to complete all work within 5 days. A true and correct copy of the Fifth NOV is attached hereto as Exhibit Y and incorporated as part of this Complaint.

FIFTH ORDER OF ABATEMENT

48. Defendants failed to comply with the Fifth NOV. On or about June 23, 2014, DBI issued a Notice of Director's Hearing ("Fifth Hearing Notice"). The hearing was scheduled for July 10, 2014. A true and correct copy of the Fifth Hearing Notice is attached hereto as Exhibit Z and incorporated as part of this Complaint.

49. On or about June 26, 2014, DBI sent the Fifth Hearing Notice by certified mail to Defendants at their address of record and posted it in a conspicuous place on the Property. True and correct copies of the Declarations of Mailing and Posting are attached hereto as Exhibit AA and incorporated as part of this Complaint.

50. On or about July 10, 2014, DBI held a Director's Hearing at which Defendants were not represented. On or about July 10, 2014, the Director of DBI issued an Order of Abatement ("Fifth Order"). The Fifth Order declared the Property a public nuisance and

ordered the owner to complete all work within 7 days. A true and correct copy of the Fifth Order is attached hereto as Exhibit BB and incorporated as part of this Complaint.

51. On or about July 28, 2014, DBI sent a copy of the Fifth Order by certified mail to Defendants at their address of record and posted a copy of the Fifth Order in a conspicuous spot at the Property. True and correct copies of the Declarations of Mailing and Posting are attached hereto as Exhibit CC and incorporated as part of this Complaint.

52. Defendants did not appeal the Fifth Order to the San Francisco Abatement Appeals Board, and on August 15, 2014, Building Inspection caused the Fifth Order to be recorded against the title to the Property. A true and correct copy of the recorded copy of the Fifth Order is attached hereto as Exhibit DD and incorporated as part of this Complaint.

53. As of November 3, 2014, the violations cited in the Fifth NOV remained outstanding.

SIXTH NOTICE OF VIOLATION

54. On or about June 6, 2014, DBI issued a Notice of Violation ("Sixth NOV") for numerous violations of the San Francisco Housing Code, including, but not limited to: damaged front staircase, deteriorated siding, inadequate light and non-working light fixtures, damaged front entry gate, deteriorated plumbing fixtures, excess rubbish and recycling overflowing the bins, and fly/insect infestation. The Sixth NOV required Defendants to complete all work within 30 days. A true and correct copy of the Sixth NOV is attached hereto as Exhibit EE and incorporated as part of this Complaint.

SIXTH ORDER OF ABATEMENT

55. Defendants failed to comply with the Sixth NOV. On or about August 4, 2014, DBI issued a Notice of Director's Hearing ("Sixth Hearing Notice"). The hearing was scheduled for August 21, 2014. A true and correct copy of the Sixth Hearing Notice is attached hereto as Exhibit FF and incorporated as part of this Complaint.

56. On or about August 7, 2014, DBI sent the Sixth Hearing Notice by certified mail to Defendants at their address of record. On or about August 8, 2014, DBI posted the Sixth Hearing Notice in a conspicuous place on the Property. True and correct copies of the

Declarations of Mailing and Posting are attached hereto as Exhibit GG and incorporated as part of this Complaint.

57. On or about August 21, 2014, DBI held a Director's Hearing at which Defendants were not represented. On or about August 21, 2014, the Director of DBI issued an Order of Abatement ("Sixth Order"). The Sixth Order declared the Property a public nuisance and ordered the owner to complete all work within 7 days. A true and correct copy of the Sixth Order is attached hereto as Exhibit HH and incorporated as part of this Complaint.

58. On or about September 2, 2014, DBI sent a copy of the Sixth Order by certified mail to Defendants at their address of record, and on September 3, 2014, posted a copy of the Sixth Order in a conspicuous spot at the Property. True and correct copies of the Declarations of Mailing and Posting are attached hereto as Exhibit II and incorporated as part of this Complaint.

59. Defendants did not appeal the Sixth Order to the San Francisco Abatement Appeals Board.

60. As of November 3, 2014, the violations cited in the Sixth NOV remained outstanding.

61. Defendants have ignored DBI's administrative Notices and Orders, have failed and refused to abate the code violations, and continue to maintain the Property as a public nuisance and in substandard condition in violation of the San Francisco Housing and Building Codes, the California Health and Safety Code, the California Civil Code, and the California Business and Professions Code.

62. Plaintiffs are likely to have evidentiary support, after reasonable opportunity for further investigation and discovery, to allege that Defendants have profited and continue to profit from a business that is operated in violation of the City's codes.

63. At the time of trial, Plaintiffs will move the Court to amend this Complaint to include any conditions discovered after the filing of this Complaint.

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FIRST CAUSE OF ACTION FOR VIOLATION OF THE STATE HOUSING LAW BROUGHT BY PLAINTIFFS THE CITY AND COUNTY OF SAN FRANCISCO AND THE PEOPLE OF THE STATE OF CALIFORNIA AGAINST ALL DEFENDANTS

(Health and Safety Code Sections 17920-17980.9)

64. Plaintiffs hereby incorporate by reference paragraphs 1-63 above and make them a part of this First Cause of Action, as though fully set forth herein.

65. Defendants are now, and for a considerable period of time heretofore, and at all times herein mentioned have been, maintaining the Property as a substandard building as defined by Health and Safety Code Section 17920.3, which substantially endangers the life, limb, health, property, safety, or welfare of the public.

66. At all times herein mentioned Defendants had notice and knowledge that said premises constituted a substandard building because they were served with administrative Notices and Orders issued by DBI.

67. Plaintiffs have no adequate remedy at law in that damages are insufficient to protect the public from the harm caused by the conditions described above.

68. Unless injunctive relief is granted, the residents of the Property and the residents and citizens of the City and County of San Francisco, will suffer irreparable injury and damage, in that said conditions will continue to be injurious to the continuous enjoyment of the life and the free use of property of said residents of the City and County of San Francisco and the People of the State of California.

SECOND CAUSE OF ACTION FOR PUBLIC NUISANCE BY PLAINTIFFS CITY AND COUNTY OF SAN FRANCISCO AGAINST ALL DEFENDANTS

COUNT ONE
PUBLIC NUISANCE PER SE
(San Francisco Housing, Building, Plumbing and Electrical Codes)

69. Plaintiffs hereby incorporate by reference paragraphs 1-68 above and make them a part of this Second Cause of Action, as though fully set forth herein.

70. Plaintiff City and County of San Francisco brings this cause of action pursuant to the San Francisco Housing, Building, Plumbing and Electrical Codes.

71. Defendants are now, and for a considerable period of time and at all times herein mentioned have been, maintaining the Property in violation of the San Francisco Housing Code. Pursuant to Housing Code Section 401, any condition that is dangerous to human life or is detrimental to health or is a fire hazard, or any building that has insufficient ventilation or illumination or inadequate or unsanitary sewage or plumbing facilities, or any substandard building, is a per se public nuisance.

72. Defendants are now, and for a considerable period of time and at all times herein mentioned have been maintaining the Property in such a hazardous condition as to be dangerous to human life, detrimental to health, a fire hazard, and as a substandard building. The conditions constituting a continuing public nuisance in violation of San Francisco Housing Code are more fully described above and in the Exhibits attached hereto.

73. Defendants are now, and for a considerable period of time and at all times herein mentioned have been maintaining the Property in violation of the San Francisco Building Code. Pursuant to Building Code Section 102, any building, structure, property, or part thereof, that is structurally unsafe or not provided with adequate egress, or that constitute a fire hazard, or is otherwise dangerous to human life, safety, or health of the occupants or the occupants of adjacent properties or the public by reason of inadequate maintenance, dilapidation, obsolescence or abandonment, or was erected, moved, altered, constructed or maintained in violation of law or ordinance is unsafe and a public nuisance.

74. Defendants are now, and for a considerable period of time and at all times herein mentioned have been maintaining the Property in a manner that is structurally unsafe and not provided with adequate egress, that constitutes a fire hazard, or is otherwise dangerous to human life, safety or health of the occupants or the occupants of adjacent properties or the public by reason of inadequate maintenance, dilapidation, obsolescence or abandonment, and have erected, moved, altered, constructed or maintained the Property in violation of law or ordinance. The conditions constituting the public nuisance are more fully described above and in the Exhibits attached hereto.

75. Defendants are now, and for a considerable period of time and at all times herein mentioned have been, maintaining the Property in violation of the San Francisco Plumbing Code. Pursuant to Plumbing Code Section 216.0, installing plumbing or plumbing fixtures, gas appliances or piping in violation of this code or without permit is a per se public nuisance.

76. Defendants are now, and for a considerable period of time and at all times herein mentioned have been maintaining the Property in such a hazardous condition as to be dangerous to human life, detrimental to health, a fire hazard, and as a substandard building. The conditions constituting a continuing public nuisance in violation of San Francisco Plumbing Code are more fully described above and in the Exhibits attached hereto.

77. Defendants are now, and for a considerable period of time and at all times herein mentioned have been, maintaining the Property as a public nuisance, in violation of the San Francisco Electrical Code, and as an unsafe building under Section 89.126 thereof.

78. Defendants are now, and for a considerable period of time and at all times herein mentioned have been maintaining the Property in such a hazardous condition as to be dangerous to human life, detrimental to health, a fire hazard, and as a substandard building. The conditions constituting a continuing public nuisance in violation of San Francisco Electrical Code are more fully described above and in the Exhibits attached hereto.

79. At all times herein mentioned Defendants had notice and knowledge that the Property constituted a public nuisance and an unsafe building or structure because they were served with administrative Notices and Orders issued by Building Inspection, but failed and refused to take reasonable steps to abate the nuisance.

80. Plaintiff has no adequate remedy at law in that damages are insufficient to protect the public from the present danger and harm caused by the conditions described above.

81. Unless said nuisance is abated, the residents of the adjacent properties, the surrounding neighborhood, and the residents and citizens of the City and County of San Francisco, will suffer irreparable injury and damage, in that said conditions will continue to be injurious to the continuous enjoyment of the life and the free use of property of said residents of the City and County of San Francisco and the People of the State of California.

82. By maintaining the Property in a manner violating the San Francisco Housing Code, Defendants have violated, disobeyed, omitted, neglected and refused to comply with the San Francisco Housing Code and the orders issued by Building Inspection and Defendants are thus subject to civil penalties up to $1,000 per day for each day that such violations existed and were permitted to continue as set forth in Housing Code Section 204(c)(2).

83. By maintaining the Property in a manner violating the San Francisco Building Code, Defendants have violated, disobeyed, omitted, neglected and refused to comply with the San Francisco Building Code and the orders issued by Building Inspection and Defendants are thus subject to civil penalties up to $500 per day for each day that such violations existed and were permitted to continue as set forth in Building Code Section 103.

84. By maintaining the Property in a manner violating the San Francisco Plumbing Code, Defendants have violated, disobeyed, omitted, neglected and refused to comply with the San Francisco Plumbing Codes and the Notices of Violation and orders issued by Building Inspection, and Defendants are thus subject to civil penalties up to $500 per day for each day that such violations existed and were permitted to continue as set forth in Plumbing Code Section 102.5.

85. By maintaining the Property in a manner violating the San Francisco Electrical Code, Defendants have violated, disobeyed, omitted, neglected and refused to comply with the San Francisco Electrical Codes and the Notices of Violation and orders issued by Building Inspection, and Defendants are thus subject to civil penalties up to $500 per day for each day that such violations existed and were permitted to continue as set forth in Electrical Code Section 89.125.

COUNT TWO
GENERAL PUBLIC NUISANCE STATUTE
(Civil Code Sections 3479, 3480)

86. Plaintiffs hereby incorporate by reference Paragraphs 1 through 85 as though fully set forth herein.

87. As described above, Defendants are now, and for a considerable period of time, and all times pertinent to the allegations in this Complaint has been, maintaining the Property in such a manner as to constitute a continuing public nuisance within the meaning of Civil Code Sections 3479 and 3480. The practices described above are injurious to the health and safety of the residents and the community, are offensive to the senses, and interfere with the comfortable enjoyment of life and property. The practices described above also affect a considerable number of persons and an entire community or neighborhood.

88. At all times herein mentioned, Defendants knew or should have known that the Property was being maintained as a public nuisance, as alleged in the Complaint, but failed and refused to take reasonable steps to abate the nuisance.

89. Unless enjoined, Defendants will continue to operate the Property in the above-described condition as a public nuisance.

90. Plaintiffs have no adequate remedy at law in that damages are insufficient to protect the public from the present danger and harm caused by the conditions described above. Unless injunctive relief is granted to enjoin Defendant, the public will suffer irreparable injury and damage.

91. Unless this nuisance is abated, the community, neighborhood, and the residents and citizens of the State of California and the City and County of San Francisco will suffer irreparable injury and damage, in that said conditions will continue to be injurious to the enjoyment and the free use of the life and property of said residents and citizens of the State of California and the City and County of San Francisco.

THIRD CAUSE OF ACTION FOR UNLAWFUL AND UNFAIR BUSINESS PRACTICES BROUGHT BY PLAINTIFF THE PEOPLE OF THE STATE OF CALIFORNIA AGAINST ALL DEFENDANTS (Business and Professions Code Sections 17200-17210)

92. Plaintiff hereby incorporates by reference Paragraphs 1 through 91 and makes them a part of this Fourth Cause of Action, as though fully set forth.

93. Plaintiff, acting to protect the public as consumers and competitors from unlawful practices, brings this cause of action in the public interest in the name of the People of the State of California, pursuant to Business and Professions Code Section 17200-17210.

94. Defendants own residential real property within the City and County of San Francisco, State of California. The violations of law described herein have been and are being carried out wholly or in part within the City and County of San Francisco.

95. The actions of Defendants are in violation of the laws and public policies of the City and County of San Francisco and the State of California and are inimical to the rights and interest of the general public. Unless enjoined and restrained by an order of this Court, Defendants will continue to engage in the unlawful and unfair acts and courses of conduct described herein.

96. Through the conduct described above, Defendants have engaged in the following unlawful and unfair business practices prohibited by Business and Professions Code Sections 17200 – 17210:

A. Violating the State Housing Law by renting out substandard property that is endangering the life, limb, health, property, safety and welfare of the occupants of that property, the occupants of the neighboring properties, and the public;

B. Violating the San Francisco Housing Code;

C. Violating the San Francisco Building Code;

D. Violating the San Francisco Plumbing Code;

E. Violating the San Francisco Electrical Code;

F. Creating and maintaining a public nuisance at the Property; and

G. Failing to comply with Notices of Violation and an Order of Abatement issued by the San Francisco Department of Building Inspection.

97. Plaintiffs are likely to have evidentiary support, after reasonable opportunity for further investigation and discovery, to allege that as a direct and proximate result of the foregoing acts and practices, Defendants received income, capital appreciation, tax benefits

and/or other benefits, which they would not have received if they had not engaged in the violations of Business and Professions Code Section 17200 described in this Complaint.

98. Plaintiffs are likely to have evidentiary support, after a reasonable opportunity for further investigation and discovery, to allege that Defendants' unlawful business practices affected and have been perpetrated against one or more senior citizens or disabled persons.

99. Plaintiffs have no adequate remedy at law in that damages are insufficient to protect the public from the present danger and harm caused by the conditions described in this Complaint. Defendants will continue to engage in unlawful business practices unless enjoined. Unless injunctive relief is granted to enjoin Defendants' unlawful business practices, Plaintiffs will suffer irreparable injury and damage.

100. Defendants are subject to civil penalties of up to $2,500 per violation of the Business and Professions Code for each act of employing unfair or unlawful business practices.

101. Defendants are subject to additional penalties of up to $2,500 per violation of the Business and Professions Code for each act of perpetrating unfair or unlawful business practices against one or more senior citizens or disabled persons.

WHEREFORE, Plaintiffs pray that:

1. Defendants be declared to have violated Health and Safety Code Section 17980, the San Francisco Housing, Building, Plumbing and Electrical Codes, Civil Code Sections 3479, 3480, and Business and Professions Code Sections 17200 – 17209;

2. The Property and structure located at 3224-3226 26th Street, San Francisco, together with the fixtures and moveable property therein and thereon, be judicially declared a public nuisance and a *per se* public nuisance, to be permanently abated in accordance with Health and Safety Code Section 17980, the San Francisco Housing Code Section 204, San Francisco Building Code Section 102, Civil Code Section 3479, and Code of Civil Procedure Section 731.

3. Defendants and their agents, officers, managers, representatives, employees, and anyone acting on her behalf, and their heirs and assignees be permanently enjoined from

operating, conducting, using, occupying, or in any way permitting the use of the property and structures at 3224-3226 26th Street as a public nuisance;

4. Defendants and their agents, officers, managers, representatives, employees, and anyone acting on her behalf, and their heirs and assignees be permanently enjoined from operating, conducting, using, occupying, or in any way permitting the use of the property and structures at 3224-3226 26th Street, in violation of Health and Safety Code Section 17980, the San Francisco Housing Code, the San Francisco Building Code, Civil Code Sections 3479, 3480, and Business and Professions Code Sections 17200-17210;

5. Defendants and their agents, officers, managers, representatives, employees, and anyone acting on her behalf, and their heirs and assignees be preliminarily and permanently enjoined from operating, conducting, using, renting, leasing, occupying, or in any way permitting the use of the property and structures at 3224-3226 26th Street until and unless the Property and all parts thereto conform to law;

6. Defendants and their agents, officers, managers, representatives, employees, and anyone acting on their behalf, and their heirs and assignees be ordered to immediately cause the Property and all parts thereof to conform to law;

7. Pursuant to San Francisco Housing Code Section 204 (c)(2), Defendants be ordered to pay a civil penalty of $1,000 for each day that the Housing Code violations alleged in this Complaint occurred or were permitted to continue;

8. Pursuant to San Francisco Building Code Section 103, Defendants be ordered to pay a civil penalty of $500 for each day that the Building Code violations alleged in this Complaint occurred or were permitted to continue;

9. Pursuant to San Francisco Plumbing Code Section 102.5, Defendants be ordered to pay a civil penalty of $500 for each day that the Plumbing Code violations alleged in this Complaint occurred or were permitted to continue;

10. Pursuant to San Francisco Electrical Code Section 89.125, Defendants be ordered to pay a civil penalty of $500 for each day that the Electrical Code violations alleged in this Complaint occurred or were permitted to continue;

11. Pursuant to Business and Professions Code Sections 17206, Defendants be ordered to pay a civil penalty of $2,500 for each unlawful business act alleged in this Complaint;

12. Pursuant to Business and Professions Code Sections 17206.1, Defendants be ordered to pay an additional civil penalty of $2,500 for each unlawful business act that is perpetrated against a senior citizen or a disabled person;

13. Pursuant to Business and Professions Code Sections 17203, Defendants be ordered to disgorge all profits and make restitution of any money or property, real or personal, obtained through their unlawful business acts and practices;

14. Defendants be preliminarily and permanently enjoined from spending, transferring, encumbering, or removing from California any money received from the Property or in payment for the unlawful acts alleged in this Complaint;

15. Plaintiffs shall have a lien upon said premises in the amount expended to abate the violations and to have judgment in said amount against Defendants, their successors and assigns;

16. Recordation of an abstract of judgment in this case constitutes a prior lien over any lien that may be held on the property by any defendant to this action;

17. Defendants and their agents, officers, managers, representatives, employees, and anyone acting on her behalf, shall pay all assessment costs, pursuant to Building Code Section 102;

18. Plaintiffs shall be awarded attorneys' fees and costs pursuant to Health and Safety Code Section 17980.7;

19. Pursuant to Health and Safety Code Section 17980.7(c) and CCP §§564-570, if Defendants fail to abate the violations, the Court may appoint a receiver to take control of the Property, correct the violations at Defendants' expense and/or sell the Property;

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20. Plaintiffs be awarded costs incurred herein; and

21. Plaintiffs shall have such further and other relief as the court deems just.

Dated: November 17, 2014

DENNIS J. HERRERA
City Attorney
YVONNE R. MERE
Chief Attorney, Neighborhood and Resident Safety
MICHAEL S. WEISS
Deputy City Attorneys

By: _____
MICHAEL S. WEISS
Deputy City Attorney

Attorneys for Plaintiffs
CITY AND COUNTY OF SAN FRANCISCO AND
PEOPLE OF THE STATE OF CALIFORNIA

INDEX TO EXHIBITS

Exhibit	Description
A	Grant Deed/Property Description - 3224-3226 26th St, San Francisco, California
B	First Notice Of Violation, dated April 2, 2007
C	First Hearing Notice, dated October 31, 2007
D	Proof of Mailing/Posting First Hearing Notice
E	First Order of Abatement, dated November 15, 2007
F	Proof of Mailing/Posting First Order of Abatement
G	Second Notice of Violation, dated December 19, 2007
H	Emergency Order issued and recorded on December 20, 2007
I	Second Hearing Notice, dated February 13, 2008
J	Proof of Mailing/Posting Second Hearing Notice
K	Second Order of Abatement, dated February 28, 2008
L	Proofs of Mailing/Posting Second Order of Abatement
M	Third Notice of Violation, dated January 31, 2008
N	Third Hearing Notice, dated April 28, 2009
O	Proofs of Mailing/Posting Third Hearing Notice
P	Third Order of Abatement, dated May 14, 2009
Q	Proof of Mailing/Posting Third Order of Abatement
R	Recorded copy of Third Order of Abatement, July 9, 2009
S	Fourth Notice of Violation, dated December 20, 2013
T	Fourth Hearing Notice, dated April 22, 2014
U	Proof of Mailing/Posting Fourth Hearing Notice
V	Fourth Order of Abatement, dated May 8, 2014
W	Proof of Mailing/Posting Fourth Order of Abatement
X	Recorded copy of Fourth Order of Abatement, July 16, 2014

Y	Fifth Notice of Violation, dated June 2, 2014
Z	Fifth Hearing Notice, dated June 23, 2014
AA	Proof of Mailing/Posting Fifth Hearing Notice
BB	Fifth Order of Abatement, dated July 10, 2014
CC	Proof of Mailing/Posting Fifth Order of Abatement
DD	Recorded copy of Fifth Order, dated August 15, 2014
EE	Sixth Notice of Violation, dated June 6, 2014
FF	Sixth Hearing Notice, dated August 4, 2014
GG	Proof of Mailing/Posting Sixth Hearing Notice
HH	Sixth Order of Abatement, dated August 21, 2014
II	Proof of Mailing/Posting Sixth Order of Abatement

EXHIBIT "A"

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL THIS DEED AND, UNLESS OTHERWISE SHOWN BELOW, MAIL TAX STATEMENT TO:

Name Anna T. Wong
Street Address 3224 26th Street
City & State Zip San Francisco, CA 94110

[redacted]
San Francisco Assessor-Recorder
Phil Ting, Assessor-Recorder
DOC- 2007-I420171-00
Wednesday, JUL 18, 2007 12:22:44
Ttl Pd $12.00 Nbr-0003270515
REEL J435 IMAGE 0516
ajl/JL/1-2

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Grant Deed

THE UNDERSIGNED GRANTOR (S) DECLARE (S)

DOCUMENTARY TRANSFER TAX IS $ 0.00 Add son to title

unincorporated area City of San Francisco

Parcel No. Block 6525, Lot 15 /

☐ computed on full value of interest or property conveyed, or

☐ computed on full value less value of liens or encumbrances remaining at time of sale, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

ANNA T. WONG, AN UNMARRIED WOMAN

hereby GRANT(S) to

ANNA T. WONG, AN UNMARRIED WOMAN AND JACK WONG, AN UNMARRIED MAN, AS JOINT TENANTS

the following described real property in the

County of SAN FRANCISCO , State of California

SEE ATTACHED LEGAL DESCRIPTION

* 3224 26th st.

Dated JULY 12, 2007

Anna T Wong
ANNA T. WONG

STATE OF CALIFORNIA
COUNTY OF San Francisco } S.S.

On July 17th 2007 (date) before me,
Susan Yin Wong Notary Public
(name and title "Notary Public"), personally appeared
Anna T Wong

(name(s) of signer(s)), personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal

Signature _____

SUSAN YIN WONG
Commission # 1439905
Notary Public - California
San Francisco County
My Comm. Expires Sep 16, 2007

(This area for official notarial seal)

MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE

Name | Street Address | City & State

EXHIBIT A

Property Address:

3224-3226 26th Street
Block 6525/Lot 015

The land referred to is situated in the State of California, City and County of San Francisco, and is described as follows:

BEGINNING at a point of northerly line of 26th Street, distant thereon 115 feet easterly from the easterly line of Shotwell Street, said point being at the intersection of said line of 26th Street with the westerly line of Horace Street, running thence westerly along said line of 26th Street 25 feet, thence at a right angle northerly 155 feet, thence at a right angle easterly 25 feet to said westerly line of Horace Street, thence southerly along said last around line 105 feet to the point of beginning.

Being a portion of Mission Block No. 101

Assessor's Lot 15, Block 6525

EXHIBIT "B"

DEPARTMENT OF BUILDING INSPECTION

Housing Inspection Services Division
City and County of San Francisco
1660 Mission Street 6th Floor, San Francisco, California 94103-2414
(415) 558-6220 Fax: (415) 558-6249 Email: DBIHIDComplaints@sfgov.org Website: www.sfdbi.org

NOTICE OF VIOLATION

COMPLAINT: 200792235

OWNER/AGENT: WONG ANNA T
MAILING ADDRESS: WONG ANNA T
1489 18TH AVE
SAN FRANCISCO CA
94122

DATE: 02-APR-07
LOCATION: 3224 26TH ST
BLOCK: 6525 **LOT:** 015
NOTICE TYPE: ROUTINE

BUILDING TYPE: NA **USE TYPE:** R3

YOU ARE HEREBY ORDERED TO COMPLY WITH THE FOLLOWING REQUIREMENTS:

ITEM		DESCRIPTION
1	REPLACE BROKEN GLASS WINDOW PANE (1001(h),708 HC)	a) Replace at the rear of the 2nd floor unit (side window). b) 3224: replace in front room. c) Replace at the rear, top floor. d) Repair/remove the broken interior window glass in the basement.
2	REPAIR WINDOW SASH FRAME (1001(h),708 HC)	3224: a) Repair in front room. b) Repair in rear bedroom to open and close completely.
3	REPAIR WINDOW SASH CORDS (1001(h) HC)	a) 3224: repair in front room. b) 3226: Repair in front, 3rd, and 4th bedrooms, and dining room.
4	REPAIR WEATHER PROOFING AT ROOF (1001(h),703 HC)	Stop the roof leak noted in the rear room of the attic floor.
5	PROVIDE HANDRAILS (802(c),1001(b)(13)HC)	Provide Code approved handrails on the basement stairway.
6	REPAIR HANDRAILS (802(c),1001(b)(13)HC)	a) Replace the deteriorated section at the bottom of the rear exterior stairway. b) Replace the broken intermittent guardrail on the rear exterior stairway.
7	REMOVE ATTACHED STORAGE SHED (106 SFBC)	Remove the storage shed attached at the rear of the building, or legalize with a Building Permit. (A storage shed with a maximum floor area of 120 sq. ft. is permissable without a Permit if it is unattached).
8	REMOVE EGRESS OBSTRUCTION AT (801,1001(l) HC)	3224: remove the door and framing installed in the hallway.
9	PROVIDE MANUAL RELEASE AT SLEEPING ROOM SECURITY BARS OR REMOVE TO PROVIDE EMERGENCY EGRESS TO AT LEAST ONE WINDOW (706b (7)(i))	a) 3224: Rear bedroom. b) 3226: Rear bedroom.
10	REPAIR TOILET (1001f HC)	3224
11	REPAIR LIGHTSWITCH (1001e HC)	3224: Replace missing switch plate in bathroom.
12	REPAIR ELECTRICAL JUNCTION BOX (1001e HC)	Secure the junction box cover at the bottom of the basement stairway.
13	REPAIR WATER HEATER (1001f HC)	Provide seismic bracing and install the T-P valve and drain tube for the basement water heater.
14	REPAIR LIGHT SWITCH/FIXTURE (1001e HC)	Secure the loose ceiling fixture in the basement.

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NOTICE OF VIOLATION

COMPLAINT: 200792235

15	REPAIR PLUMBING (1001f HC)	Eliminate the standing water in the basement and repair the source of leak.
16	REMOVE RUBBISH OR TRASH (1306,1307 HC)	Remove the refuse accumulation throughout the property, particularly at the front and rear stairways, basement, and on top of the garage.
17	REPAIR/PAINT DAMAGED WALLS/CEILINGS/FLOORS/DOORS/CABINETS (1001b,h,o HC)	3224: a) Repair and paint the bathroom walls and ceiling. b) Repair and paint the rear bedroom ceiling. 3226: c) Repair and paint front entry hallway. d) Repair front entry floor tile. e) Replace the missing drawer of kitchen sink cabinet. f) Repair and paint toilet room walls and ceiling.
18	ELIMINATE MOLD/MILDEW ON WALLS/CEILINGS (1301,1001B(13),1306 HC)	a) 3224: Eliminate in bathroom. b) 3226: Eliminate in toilet room.
19	REPAIR FLOOR COVERING (1001b,j,o HC)	Attic: Repair the floor at the threshold of the entry door.
20	REMOVED BARBED WIRE (1001 HC)	Remove from the side yard fence or legalize with a Building Permit and approval inspection.
21	REPAIR HEATER (701c HC)	Repair the furnace ducts under Permit, and restore heat to the entire building. Present the finalized Permit to the Housing Inspector.
22	PROVIDE HEAT TO EACH HABITABLE ROOM FOR 11 HRS BETWEEN 6 A.M. AND 12 MIDNIGHT CAPABLE OF MAINTAINING A MIN. ROOM TEMP. OF 70 DEGREES F. (701a HC)	3224 and 3226.
23	MISCELLANEOUS VIOLATIONS	Comply with the outstanding Notice #200448154 issued 3/3/04 to legalize or dismantle the rear stairway to the attic and the exterior divider wall, also installed at the upper attic area. Building Permit and approval inspection required.
24	DISCONTINUE HOTEL USAGE (1001(o) HC)	Inspection revealed 10 guestrooms in the 2 legal dwelling units (3224 and 3226), an illegal unit in the attic, and 5 illegal rooms in the basement. A hotel is defined as 6 or more guestrooms in a single building. Reduce the number of individually rented room in units 3224 and 3226 to no more than 5, or legalize the building for hotel use with a Building Permit and approval inspection.
25	INSPECTOR COMMENTS	IMPORTANT NOTE: It is the owner's responsibility to attend the reinspection scheduled below (or to send a representative), provide access to the areas cited, AND PRESENT ALL REQUIRED PERMITS/JOB CARDS AFTER THEY ARE FINALIZED. If this is not possible, THE OWNER MUST OBTAIN other inspections until compliance is confirmed. It is also the owner's responsibility to provide prior notification of intended entry to all affected tenants per California Civil Code 1954 (303b HC).

DEPARTMENT OF BUILDING INSPECTION
Housing Inspection Services Division
City and County of San Francisco
1660 Mission Street 6th Floor, San Francisco, California 94103-2414
(415) 558-6220 Fax: (415) 558-6249 Email: DBIHIDComplaints@sfgov.org Website: www.sfdbi.org

NOTICE OF VIOLATION

COMPLAINT: 200792235

ALL ITEMS MUST BE COMPLETED WITHIN 30 DAYS. **REINSPECTION DATE :** 02 May 2007 10:00 AM

IT IS RECOMMENDED THAT THE OWNER/OWNERS REPRESENTATIVE CONFIRM REINSPECTION DATE/TIME.

CONTACT HOUSING INSPECTOR : Alex Fong AT 415-558-6204

FOR EVERY INSPECTION AFTER THE INITIAL RE-INSPECTION, A $170.00 FEE WILL BE CHARGED UNTIL THE VIOLATIONS ARE ABATED. SFBC 108.8

NOTICE OF VIOLATION

of the San Francisco Municipal Codes Regarding Unsafe, Substandard or Noncomplying Structure or Land or Occupancy

DEPARTMENT OF BUILDING INSPECTION NOTICE: 1 NUMBER: 200792235
City and County of San Francisco DATE: 02-APR-07
1660 Mission St. San Francisco, CA 94103

ADDRESS: 3224 26TH ST
OCCUPANCY/USE: R-3 ((I) RESIDENTIAL) BLOCK: 6525 LOT: 015

☐ If checked, this information is based upons site-observation only. Further research may indicate that legal use is different. If so, a revised Notice of Violation will be issued.

OWNER/AGENT: WONG ANNA T PHONE #: --
MAILING ADDRESS: WONG ANNA T
% DAVID WONG
1238 42ND AVE
SAN FRANCISCO CA 94122

PERSON CONTACTED @ SITE: WONG ANNA T PHONE #: --

VIOLATION DESCRIPTION:

	CODE/SECTION#
☑ WORK WITHOUT PERMIT	106.1.1
☐ ADDITIONAL WORK-PERMIT REQUIRED	106.4.7
☐ EXPIRED OR ☐ CANCELLED PERMIT PA#:	106.4.4
☐ UNSAFE BUILDING ☐ SEE ATTACHMENTS	102.1

Inspection and research of records revealed work without permit in the attic and basement areas. The attic was converted to 2 rooms and 1 full bathroom. (Also in the attic was a broken window, no smoke detector, no bathroom ventilation, a roof leak, only one exit, damaged flooring, and no handrail on the stairway which was also built w/o Permit). The basement area had 5 rooms and a full bathroom built w/o Permit, at least 3 of which were occupied. Those rooms had inadequate window areas, window bars obstructing emergency egress, no smoke detectors, no heat, and the bathroom was in poor condition. There was also considerable standing water and refuse accumulation.

CORRECTIVE ACTION:

☐ **STOP ALL WORK SFBC 104.2.4**

415-558-6204

☑ **FILE BUILDING PERMIT WITHIN 30 DAYS** ☑ **(WITH PLANS)** A copy of This Notice Must Accompany the Permit Application

☐ **OBTAIN PERMIT WITHIN DAYS AND COMPLETE ALL WORK WITHIN DAYS, INCLUDING FINAL INSPECTION AND SIGNOFF.**

☐ **CORRECT VIOLATIONS WITHIN DAYS.** ☐ **NO PERMIT REQUIRED**

☐ **YOU FAILED TO COMPLY WITH THIS NOTICE(S) DATED , THEREFORE THIS DEPT. HAS INITIATED ABATEMENT PROCEEDINGS.**

- **FAILURE TO COMPLY WITH THIS NOTICE WILL CAUSE ABATEMENT PROCEEDINGS TO BEGIN. SEE ATTACHMENT FOR ADDITIONAL WARNINGS.**

Legalize or dismantle all noted construction. To abate this Notice, the finalized Permits/Job Cards must be presented to the Housing Inspector noted below.

INVESTIGATION FEE OR OTHER FEE WILL APPLY

☑ 9x FEE (WORK W/O PERMIT AFTER 9/1/60) ☐ 2x FEE (WORK EXCEEDING SCOPE OF PERMIT)

☐ OTHER: ☐ REINSPECTION FEE $ ☐ NO PENALTY (WORK W/O PERMIT PRIOR TO 9/1/60)

APPROX. DATE OF WORK W/O PERMIT 06-JUN-05 VALUE OF WORK PERFORMED W/O PERMITS $15000

BY ORDER OF THE DIRECTOR, DEPARTMENT OF BUILDING INSPECTION

CONTACT INSPECTOR: Alex L Fong
PHONE # 415-558-6204 DIVISION: HIS DISTRICT : 9
By:(Inspectors's Signature) Alex L Fong

EXHIBIT "C"

DEPARTMENT OF BUILDING INSPECTION

CITY AND COUNTY OF SAN FRANCISCO
1660 MISSION STREET
SAN FRANCISCO, CALIFORNIA 94103-2414

October 31, 2007

Owner:
Anna T. Wong
c/o David Wong
1238 42ND Avenue
San Francisco, CA 94122

Address: 3224 26TH Street
Block: 6525 Lot: 015 Seq: 01
Tract: 229 Case: DA0
Inspector: Fong
Hearing Number: 200792235

NOTICE OF DIRECTOR'S HEARING

Date and Time of Hearing: November 15, 2007
At 1660 Mission Street, Room 2001, San Francisco, CA 94103 AT 9:30 a.m.

TO OWNER(S), LESSEE(S), TENANT(S) AND OTHER PERSONS OF INTEREST:

In accordance with provisions of the San Francisco Building Code, the described premises were inspected and violations(s) were found to exist. The list of violation(s) have been mailed to the Owner(s) of Record or agent(s) and compliance has not occurred. Therefore, the Director of the Department of Building Inspection has probable cause to believe the building, structure or a portion thereof is an unsafe building or property.

Failure to comply with the decision of the Director may result in the revocation of the Permit of Occupancy and/or Certificate of Occupancy of the subject premises.

The Owner(s) of Record or the duly authorized representative is notified to appear at the Hearing to be held on the date shown above, at which time the Director of the Department of Building Inspection will consider the violation(s) and that the building is unsafe and a public nuisance.

WARNING

Failure to comply with this request will result in further abatement proceedings. If an Order of Abatement is issued from the Director's Hearing, you will be billed for the entire cost incurred in the code enforcement process, from the posting of the first "Warning of Violation" until the matter is resolved per San Francisco Building Code Sections 102.2, 110 Table1-G & 110 Table 1-K.

The Owner(s) of Record is instructed to notify the holder(s) of any Mortgage(s) or Deed(s) of Trust secured by this property of these proceedings. Also, the Department of Building Inspection shall be advised of the name(s) of holder(s) of any Mortgage(s) or Deed(s) of Trust on this property.

BY ORDER OF THE DIRECTOR OF DEPARTMENT OF BUILDING INSPECTION.

Very truly yours,

Isam Hasenin, P.E., C.B.O., Director
Department of Building Inspection

Enclosures

EXHIBIT "P"

DEPARTMENT OF BUILDING INSPECTION

City and County of San Francisco
1660 Mission Street
SAN FRANCISCO, CALIFORNIA 94103-2414

DATE AFFIDAVIT PREPARED: October 31, 2007

ADDRESS: 3224 26TH Street

BLOCK: 6525 **LOT NO:** 015 **SEQ:** 01 **TRACT:** 229 **CASE:** DA0

INSPECTOR: Fong **HEARING NUMBER:** 200792235

OWNER:

Anna T. Wong
c/o David Wong
1238 42ND Avenue
San Francisco, CA 94122

DECLARATION OF SERVICE OF COMPLAINT(S) AND NOTICE OF DIRECTOR'S HEARING BY MAIL

I, the undersigned, declare that I am employed by the City and County of San Francisco and at all times herein mentioned was over the age of 18 years; that pursuant to the provisions of the San Francisco Building Code Section 102.3, I did on this date place a true copy of the Notice of Hearing of the Director of Building Inspection, City and County of San Francisco which informed the owner(s) and duly authorized agent of the time and place of hearing, in an enveloped addressed to the above named person(s); and then sealed and deposited said envelope in the United States Mail at San Francisco, California, with postage thereon and registered mail delivery service charges fully prepaid for delivery by registered mail; that there is delivery service by United States Mail at the place so addressed or regular communication by United States Mail between the place of mailing and the place so addressed.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on 11/1/07

Sig

7001 0320 0002 2305 8542
7001 0320 0002 2305 8535
7001 0320 0002 2305 8528
7001 0320 0002 2305 8511
7001 0320 0002 2305 8504
7001 0320 0002 2305 8498

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

OFFICIAL USE

Return (Endorsem
Restricted (Endorsem
Total Pos
Sent To
Street, Apt. or PO Box
City, State,

World Savings Bank
1901 Harrison Street
Oakland, CA 94612

Loan No. 0043557446, $750,000.00, 9/1/2036

DEPARTMENT OF BUILDING INSPECTION

City and County of San Francisco
1660 Mission Street
SAN FRANCISCO, CALIFORNIA 94103-2414

DATE AFFIDAVIT PREPARED: October 31, 2007

ADDRESS: 3224 26TH Street

BLOCK: 6525 **LOT NO:** 015 **SEQ:** 01 **TRACT:** 229 **CASE:** DA0

INSPECTOR: Fong **HEARING NUMBER:** 200792235

OWNER:

Anna T. Wong
c/o David Wong
1238 42ND Avenue
San Francisco, CA 94122

DATE AFFIDAVIT POSTED: 11-5-07

DECLARATION OF POSTING OF COMPLAINT (S) AND NOTICE OF DIRECTOR'S HEARING

I, the undersigned, declare that I am employed the City and County of San Francisco and at all times herein mentioned am over the age of 18 years; that pursuant to the provisions of the San Francisco Building Code Section 102.3, I did on this date place a true copy of the Notice of Hearing of the Director of Building Inspection, City and County of San Francisco, in a conspicuous place on the building, structure or part thereof described in the Notice of Hearing, to wit:

_____
San Francisco, California

I declare under penalty of perjury that the foregoing is true and correct.

Signed on 11-5-07, at San Francisco, California

Signature of: ALEX FONG

Signature: Alex Fong
Signature

EXHIBIT "E"

DEPARTMENT OF BUILDING INSPECTION

City and County of San Francisco
1660 Mission Street, San Francisco, California 94103-2414

ORDER OF ABATEMENT
ORDER NO. 200792235 - A

Owner: Anna T. Wong
c/o David Wong
1238 42nd Avenue
San Francisco, CA 94122

Address: 3224 26th Street
Block: 6525 **Lot:** 015 **Seq:** 01
Census Tract: 229 **Source:** DA0
Complaint No: 200792235
Date Order of Abatement Issued: November 15, 2007
Inspector/Division: Fong/HIS
Housing Division Representative: Oscar Williams
Hearing Officer: Rosemary Bosque

A Hearing on the complaint of the Director of the Department of Building Inspection against the property referenced above was held on **November 15, 2007** in accordance with the San Francisco Building Code Section 102. The hearing was conducted by a representative of the Director. The property owner was represented.

After a full and fair consideration of the evidence and testimony received at the hearing,
THE DIRECTOR FINDS AND DETERMINES THE FOLLOWING:

1. That Notice has been duly given as required by law 10 days prior to the hearing.
2. That the conditions are as stated in the complaint of the Director of the Department of Building Inspection attached as the Notice(s) of Violation dated: **April 2, 2007**.
3. That the Conditions of said structure(s) constitutes an unsafe building or a public nuisance pursuant to Section 102 of the San Francisco Building Code and Section 1001(d) of the San Francisco Housing Code.

Based on the findings set forth above, **THE DIRECTOR OF THE DEPARTMENT OF BUILDING INSPECTION HEREBY ORDERS THE PROPERTY OWNER OF SAID BUILDING TO ABATE ALL VIOLATIONS CITED IN THE ATTACHED NOTICE(S) OF VIOLATION AND COMPLY WITH THE FOLLOWING DIRECTIVES COMMENCING FROM THE DATE THIS ORDER IS POSTED & SERVED:**

7 Days to complete all work – appropriate Plumbing, Electrical, Building permit(s) required

The Department of Building Inspection **SHALL BE REIMBURSED** by the property owner for the **ASSESSMENT OF COSTS** incurred in clearing this case pursuant to Section 102.3 and 102.17 of the San Francisco Building Code. For information contact the Inspector indicated above within Housing Inspection Services at (415) 558-6220, Fax: (415) 558-6249. This Order may be appealed to the Abatement Appeals Board within ten (10) days of the posting and service of said Order. Appeal forms and filing fee information can be obtained from the Board's Secretary at 1660 Mission Street, 6th floor, (415) 558-6220.

Very truly yours,

Isam Hasenin, P. E., C.B.O., Director
Department of Building Inspection

Approved for Distribution on December 17, 2007
by Rosemary Bosque, Chief Housing Inspector
Enclosures

EXHIBIT "F"

DEPARTMENT OF BUILDING INSPECTION

CITY AND COUNTY OF SAN FRANCISCO
1660 MISSION STREET
SAN FRANCISCO, CALIFORNIA 94103-2414

DATE AFFIDAVIT PREPARED: December 19, 2007

ADDRESS: 3224 26th Street

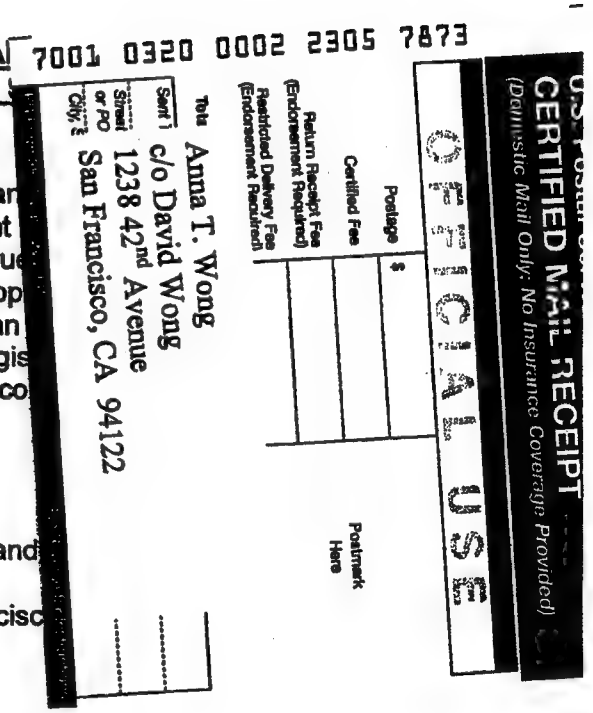
BLOCK: 6525 **LOT NO:** 015 **SEQ:** 01 **TRACT:** 229 **CASE:** DA0

INSPECTOR: Fong/HIS **HEARING NUMBER:** 200792235

Owner:
Anna T. Wong
c/o David Wong
1238 42nd Avenue
San Francisco, CA 94122

DECLARATION OF SERVICE OF ORDER OF A
PER SAN FRANCISCO BUILDING CODE

I, the undersigned, declare that I am employed by the City an
times herein mentioned was over the age of 18 years; that pursuant
Francisco Building Code Section 102.7, I did on this date place a true
Building Inspection, City and County of San Francisco, in an envelop
sealed and deposited said envelope in the United States Mail at San
thereon and registered mail charges fully prepaid for delivery by regis
service by United States Mail at the place so addressed or regular co
between the place of mailing and the place so addressed.



I declare under penalty of perjury that the foregoing is true and

Executed on 12/19/2007, at San Francisc

Signature

DEPARTMENT OF BUILDING INSPECTION

CITY AND COUNTY OF SAN FRANCISCO
1660 MISSION STREET
SAN FRANCISCO, CALIFORNIA 94103-2414

DATE AFFIDAVIT PREPARED: December 19, 2007

ADDRESS: 3224 26th Street

BLOCK: 6525 **LOT NO:** 015 **SEQ:** 01 **TRACT:** 229 **CASE:** DA0

INSPECTOR: Fong/HIS **HEARING NUMBER:** 200792235

Owner:
Anna T. Wong
c/o David Wong
1238 42nd Avenue
San Francisco, CA 94122

DATE AFFIDAVIT POSTED: 12-20-07

DECLARATION OF POSTING OF THE ORDER OF ABATEMENT
PER SAN FRANCISCO BUILDING CODE SECTION 102.7

I, the undersigned, declare that I am employed by the City and County of San Francisco and at all times herein mentioned am over the age of 18 years; that pursuant to the provisions of the San Francisco Building Code Section 102.7, I did on this date post a true copy of the Order of the Director of the Department of Building Inspection of the City and County of San Francisco, in a conspicuous place on the building, structure or part thereof described in the Order of Abatement, to wit:

I declare under penalty of perjury that the foregoing is true and correct.

Signed on 12-20-07 at San Francisco, California.

Signature of: AlexFong

Signature: Alex Fong
Signature

EXHIBIT "G"

DEPARTMENT OF BUILDING INSPECTION

Housing Inspection Services Division
City and County of San Francisco
1660 Mission Street 6th Floor, San Francisco, California 94103-2414
(415) 558-6220 Fax: (415) 558-6249 Email: DBIHIDComplaints@sfgov.org Website: www.sfdbi.org

NOTICE OF VIOLATION

COMPLAINT: 200735930

OWNER/AGENT: WONG ANNA T

MAILING ADDRESS: WONG ANNA T
1489 18TH AVE
SAN FRANCISCO CA

94122

DATE: 19-DEC-07

LOCATION: 3224 26TH ST

BLOCK: 6525 **LOT :** 015

NOTICE TYPE: ROUTINE

BUILDING TYPE: NA **USE TYPE:** R3

YOU ARE HEREBY ORDERED TO COMPLY WITH THE FOLLOWING REQUIREMENTS:

ITEM		DESCRIPTION
1	PROVIDE HANDRAILS (802(c),1001(b)(13)HC)	Provide Code approved handrails on both sides of the front stairway.
2	REPAIR WEATHER PROOFING AT ROOF (1001(h),703 HC)	The tenant in unit 3226, room D reported that the ceiling leaks when it rains. No leaking was noted at the time of inspection, however, small bubbles in the paint were observed. Investigate the leak and repair as needed.
3	REPAIR ELECTRICAL OUTLET (1001e HC)	Electrical outlets are not working in Unit 3224-B,C, and Rear). Survey the entire building and repair all outlets.
4	ELIMINATE RODENT INFESTATION (1001b, 1306 HC)	Remove the rodent droppings from the basement and eliminate the infestation. Many droppings were seen near the water heater. Tenants report hearing rodents in the walls of the dwelling units.
5	OTHER SANITATION VIOLATIONS	Discontinue the cooking on hot plates in the guestrooms (709A HC), or provide approved cooking facilities per Sec. 503B HC and Sec. 310.2.4.2 SFBC. (503B HC requires a minimum of 144 sq. ft. in rooms with cooking and sleeping. 310.2.4.2 BC requires electric plates to be securely mounted on a metal shelf or table, and located at least 3 inches from walls. If there are combustible walls closer than 24", a metal guard shall be installed directly behind the hot plate. The guard must be a min. 28 gauge sheetmetal mounted over 1/4" millboard.)
6	INSPECTOR COMMENTS	IMPORTANT NOTE: It is the owner's responsibility to attend the reinspection scheduled below (or to send a representative) and provide access to the areas cited. If this is not possible, THE OWNER MUST OBTAIN other inspections until compliance is confirmed. It is also the owner's responsibility to provide prior notification of intended entry to all affected tenants per California Civil Code 1954 (303b HC).

ALL ITEMS MUST BE COMPLETED WITHIN 15 **DAYS. REINSPECTION DATE :** 04 January 2008 10:00 AM

IT IS RECOMMENDED THAT THE OWNER/OWNERS REPRESENTATIVE CONFIRM REINSPECTION DATE/TIME.

CONTACT HOUSING INSPECTOR : Alex Fong **AT** 415-558-6204

FOR EVERY INSPECTION AFTER THE INITIAL RE-INSPECTION, A $170.00 FEE WILL BE CHARGED UNTIL THE VIOLATIONS ARE ABATED. SFBC 108.8

EXHIBIT "A"

Recording Requested by:

Bernedette Perez
Department of Building Inspection
Housing Inspection Services
1660 Mission Street, 06th Floor
San Francisco, CA. 94103

[redacted]
San Francisco Assessor-Recorder
Phil Ting, Assessor-Recorder
DOC- 2007-I506038-00
Acct 15-(FTB) Franchise Tax Board
Thursday, DEC 20, 2007 13:44:47
Ttl Pd $0.00 Rcpt # 0003368257
REEL J541 IMAGE 0430
cmd/ER/1-2

Emergency Order
3224-3226-26th Street
BLOCK: 6525
LOT: 015
#102629

P:\Recording requested by.doc

DEPARTMENT OF BUILDING INSPECTION

City & County of San Francisco
1660 Mission Street, San Francisco, CA 94103-2414

EMERGENCY ORDER –E 102629
Issued and Posted December 20,2007

EMERGENCY ORDER DUE TO SERIOUS AND IMMEDIATE HAZARD AS PER SECTION 102.15 OF THE SAN FRANCISCO BUILDING CODE

I have verified that pursuant to Section 102.16 of the Building Code, that serious and immediate hazards exist at:

Address: 3224-3226 26th Street Block: 6525 Lot: 015

constituting an imminent and substantial hazard to the life, health or safety due to: Lack of gas and water service to the building for nonpayment or closure of utility accounts. I, therefore, order that within 24 hours the owner of this property shall immediately, abate the public nuisance by performing the following: return gas and water service to the building.

OWNER(S):Name: Anna T. Wong Address(es): 3224 26th ,St., San Francisco Ca., 94110
1489 18th Ave., San Francisco Ca., 94122

Further, if the owner shall fail to comply with this Order, owner shall have forfeited his right to do the work as set forth in Section 102.15 of the Building Code and the work will be done under the provisions of Section 102.14,102.16, and 102.20 as the abatement of a serious and immediate danger.

At such time as the owner shall have forfeited his right to do the required work to abate the imminent hazard, the Department is hereby ordered to immediately proceed by use of the funds provided for under Section 102.12 and 102.13 of the San Francisco Building Code to have the services restored as described above, and to abate the public nuisance.

Notice: Any expenditure of Repair and Demolition Funds as a result of this Order subject to becoming a tax lien against subject property (San Francisco Building Code Section 102.17).

A copy of this notice shall be posted immediately on the front of subject building/property, and a copy shall be sent certified mail to all persons having interest in said properties in accordance with Section 102.8 of the Building Code.

All costs accrued as a result of this Order will be assessed to Owner pursuant to 102.12, 102.17 and 102.18 of the San Francisco Building Code.

For information you may come in person at 1660 Mission Street, 6th Floor, San Francisco, or call Senior Inspector Patrick McKenize at 558- 6195 between the hours of: 8:00 AM to 5:00 PM.

RECOMMENDED:

ROSEMARY BOSQUE
CHIEF HOUSING INSPECTOR

APPROVED:

ISAM HASSENIN, P.E., C.B.O
DIRECTOR, DBI

DATE APPROVED: December 19, 2007

Distribution:
File (2) CED/HIS
Director's Office
Controller
Inspector
Recorder's Office
City Attorney
Post on Building
Owner(s)

(P:\EmergencyOrders\EOFORM\3224-626hst.doc-Microsoft Word)

EXHIBIT "1"

DEPARTMENT OF BUILDING INSPECTION

CITY AND COUNTY OF SAN FRANCISCO
1660 MISSION STREET
SAN FRANCISCO, CALIFORNIA 94103-2414

February 13, 2008

Owner:
Anna T. Wong
3224 26th Street
San Francisco, CA 94110

Address: 3224 26th Street
Block: 6525 Lot: 015 Seq: 01
Tract: 229 Case: DC1
Inspector: Fong/HIS
Hearing Number: 200735930

NOTICE OF DIRECTOR'S HEARING

Date and Time of Hearing: February 28, 2008
At 1660 Mission Street, Room 2001, San Francisco, CA 94103 AT 9:30 a.m.

TO OWNER(S), LESSEE(S), TENANT(S) AND OTHER PERSONS OF INTEREST:

In accordance with provisions of the San Francisco Building Code, the described premises were inspected and violations(s) were found to exist. The list of violation(s) have been mailed to the Owner(s) of Record or agent(s) and compliance has not occurred. Therefore, the Director of the Department of Building Inspection has probable cause to believe the building, structure or a portion thereof is an unsafe building or property.

Failure to comply with the decision of the Director may result in the revocation of the Permit of Occupancy and/or Certificate of Occupancy of the subject premises.

The Owner(s) of Record or the duly authorized representative is notified to appear at the Hearing to be held on the date shown above, at which time the Director of the Department of Building Inspection will consider the violation(s) and that the building is unsafe and a public nuisance.

WARNING

Failure to comply with this request will result in further abatement proceedings. If an Order of Abatement is issued from the Director's Hearing, you will be billed for the entire cost incurred in the code enforcement process, from the posting of the first "Warning of Violation" until the matter is resolved per San Francisco Building Code Sections 102.2, 110 Table1-G & 110 Table 1-K.

The Owner(s) of Record is instructed to notify the holder(s) of any Mortgage(s) or Deed(s) of Trust secured by this property of these proceedings. Also, the Department of Building Inspection shall be advised of the name(s) of holder(s) of any Mortgage(s) or Deed(s) of Trust on this property.

BY ORDER OF THE DIRECTOR OF DEPARTMENT OF BUILDING INSPECTION.

Very truly yours,

Isam Hasenin, P.E., C.B.O., Director
Department of Building Inspection

Enclosures

EXHIBIT "J"

DEPARTMENT OF BUILDING INSPECTION

City and County of San Francisco
1660 Mission Street
SAN FRANCISCO, CALIFORNIA 94103-2414

DATE AFFIDAVIT PREPARED: **February 13, 2008**

ADDRESS: 3224 26th Street

BLOCK: 6525 LOT NO: 015 SEQ: 01 TRACT: 229 CASE: DC1

INSPECTOR: Fong/HIS **HEARING NUMBER: 200735930**

OWNER:

Anna T. Wong
3224 26th Street
San Francisco, CA 94110

DECLARATION OF SERVICE OF COMP
AND NOTICE OF DIRECTOR'S HEARIN

I, the undersigned, declare that I am employed by the City and C
times herein mentioned was over the age of 18 years; that pursuant to th
Building Code Section 102.3, I did on this date place a true copy of the N
Building Inspection, City and County of San Francisco which informed the
agent of the time and place of hearing, in an enveloped addressed to the
sealed and deposited said envelope in the United States Mail at San Fra
thereon and registered mail delivery service charges fully prepaid for deli
is delivery service by United States Mail at the place so addressed or reg
States Mail between the place of mailing and the place so addressed.

I declare under penalty of perjury that the foregoing is true and co

Executed on 2/13/2008, at San F

Signature

7001 0320 0002 2305 4551
7001 0320 0002 2305 4544
7001 0320 0002 2305 4568
7001 0320 0002 2305 4575

CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

OFFICIAL USE

Postage $
Certified Fee
Return Receipt Fee (Endorsement Required)
Restricted Delivery Fee (Endorsement Required)
Total
Sent To
Anna T. Wong
3224 26th Street
San Francisco, CA 94110
Street, or PO I
City, St
Postmark Here

DH Form Mail Complaint.dot

DEPARTMENT OF BUILDING INSPECTION

City and County of San Francisco
1660 Mission Street
SAN FRANCISCO, CALIFORNIA 94103-2414

DATE AFFIDAVIT PREPARED: **February 13, 2008**

ADDRESS: 3224 26th Street

BLOCK: 6525 LOT NO: 015 SEQ: 01 TRACT: 229 CASE: DC1

INSPECTOR: Fong/HIS **HEARING NUMBER: 200735930**

OWNER:

Anna T. Wong
3224 26th Street
San Francisco, CA 94110

DATE AFFIDAVIT POSTED: 2-14-08

DECLARATION OF POSTING OF COMPLAINT (S) AND NOTICE OF DIRECTOR'S HEARING

I, the undersigned, declare that I am employed the City and County of San Francisco and at all times herein mentioned am over the age of 18 years; that pursuant to the provisions of the San Francisco Building Code Section 102.3, I did on this date place a true copy of the Notice of Hearing of the Director of Building Inspection, City and County of San Francisco, in a conspicuous place on the building, structure or part thereof described in the Notice of Hearing, to wit:

San Francisco, California

I declare under penalty of perjury that the foregoing is true and correct.

Signed on 2-14-08, at San Francisco, California

Signature of: Alex Fong

Signature: Alex Fong
Signature

DH Form Post Complaint.dot

EXHIBIT "K"

City and County of San Francisco
Department of Building Inspection

Gavin Newsom, Mayor
Isam Hasenin, P.E., C.B.O., Director

ORDER OF ABATEMENT
ORDER NO. 200735930 - A

Owner: Anna T. Wong
3224 26th Street
San Francisco, CA 94110

Address: 3224 26th St., a.k.a. 3224-3226 26th St.
Block: 6525 Lot: 015 Seq: 01
Census Tract: 229 Source: DC1
Complaint No: 200735930
Date Order of Abatement Issued: February 28, 2008
Inspector/Division: Fong/HIS
Housing Division Representative: Oscar Williams
Hearing Officer: Rosemary Bosque

A Hearing on the complaint of the Director of the Department of Building Inspection against the property referenced above was held on February 28, 2008 in accordance with the San Francisco Building Code Section 102. The hearing was conducted by a representative of the Director. The property owner was represented.

After a full and fair consideration of the evidence and testimony received at the hearing,
THE DIRECTOR FINDS AND DETERMINES THE FOLLOWING:

1. That Notice has been duly given as required by law 10 days prior to the hearing.
2. That the conditions are as stated in the complaint of the Director of the Department of Building Inspection attached as the Notice(s) of Violation dated: December 19, 2007.
3. That the Conditions of said structure(s) constitutes an unsafe building or a public nuisance pursuant to Section 102 of the San Francisco Building Code and Section 1001(d) of the San Francisco Housing Code.

Based on the findings set forth above, **THE DIRECTOR OF THE DEPARTMENT OF BUILDING INSPECTION HEREBY ORDERS THE PROPERTY OWNER OF SAID BUILDING TO ABATE ALL VIOLATIONS CITED IN THE ATTACHED NOTICE(S) OF VIOLATION AND COMPLY WITH THE FOLLOWING DIRECTIVES COMMENCING FROM THE DATE THIS ORDER IS POSTED & SERVED:**

7 Days to complete all work – No permit(s) required

The Department of Building Inspection **SHALL BE REIMBURSED** by the property owner for the **ASSESSMENT OF COSTS** incurred in clearing this case pursuant to Section 102.3 and 102.17 of the San Francisco Building Code. For information contact the Inspector indicated above within Housing Inspection Services at (415) 558-6220, Fax: (415) 558-6249. This Order may be appealed to the Abatement Appeals Board within ten (10) days of the posting and service of said Order. Appeal forms and filing fee information can be obtained from the Board's Secretary at 1660 Mission Street, 6th floor, (415) 558-6220.

Very truly yours,

/Isam Hasenin/

jw Isam Hasenin, P. E., C.B.O., Director
Department of Building Inspection

Rosemary Bosque

Approved for Distribution on March 19, 2008
by Rosemary Bosque, Chief Housing Inspector

Enclosures

EXHIBIT "L"

City and County of San Francisco
Department of Building Inspection

Gavin Newsom, Mayor
Isam Hasenin, P.E., C.B.O., Director

DATE AFFIDAVIT PREPARED: March 31, 2008

ADDRESS: 3224 26th St., a.k.a. 3224-3226 26th St.

BLOCK: 6525 **LOT NO:** 015 **SEQ:** 01 **TRACT:** 229 **CASE:** DC1

INSPECTOR: Fong/HIS **HEARING NUMBER:** 200735930

Owner:
Anna T. Wong
3224 26th Street
San Francisco, CA 94110

7001 0320 0002 2306 2334

CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

OFFICIAL USE

Postage $
Certified Fee
Return Receipt Fee (Endorsement Required)
Restricted Delivery Fee (Endorsement Required)
Total Postage & Fees $
Sent To Anna T. Wong
Street, Apt. No., or PO Box No. 3224 26th Street
City, State, ZIP+4 San Francisco, CA 94110
Postmark Here

DECLARATION OF SERVICE OF ORDER OF AB
PER SAN FRANCISCO BUILDING CODE S

I, the undersigned, declare that I am employed by the City and C
herein mentioned was over the age of 18 years; that pursuant to the pro
Code Section 102.7, I did on this date place a true copy of the Order of
and County of San Francisco, in an envelope addressed to the above; a
envelope in the United States Mail at San Francisco, California, with pos
charges fully prepaid for delivery by registered mail; that there is deliver
place so addressed or regular communication by United States Mail bet
place so addressed.

I declare under penalty of perjury that the foregoing is true and c

Executed on 3/31/2008, at San Francisco

Signature

City and County of San Francisco
Department of Building Inspection

Gavin Newsom, Mayor
Isam Hasenin, P.E., C.B.O., Director

DATE AFFIDAVIT PREPARED: March 31, 2008

ADDRESS: 3224 26th St., a.k.a. 3224-3226 26th St.

BLOCK: 6525 **LOT NO:** 015 **SEQ:** 01 **TRACT:** 229 **CASE:** DC1

INSPECTOR: Fong/HIS **HEARING NUMBER:** 200735930

Owner:
Anna T. Wong
3224 26th Street
San Francisco, CA 94110

DATE AFFIDAVIT POSTED: 4-2-08

DECLARATION OF POSTING OF THE ORDER OF ABATEMENT
PER SAN FRANCISCO BUILDING CODE SECTION 102.7

I, the undersigned, declare that I am employed by the City and County of San Francisco and at all times herein mentioned am over the age of 18 years; that pursuant to the provisions of the San Francisco Building Code Section 102.7, I did on this date post a true copy of the Order of the Director of the Department of Building Inspection of the City and County of San Francisco, in a conspicuous place on the building, structure or part thereof described in the Order of Abatement, to wit:

I declare under penalty of perjury that the foregoing is true and correct.

Signed on 4-2-08 at San Francisco, California.

Signature of: Alex Fong

Signature: Alex Fong

EXHIBIT "M"

NOTICE OF VIOLATION

of the San Francisco Municipal Codes Regarding Unsafe, Substandard or Noncomplying Structure or Land or Occupancy

DEPARTMENT OF BUILDING INSPECTION **NOTICE:** 1 **NUMBER:** 200842451
City and County of San Francisco **DATE:** 31-JAN-08
1660 Mission St. San Francisco, CA 94103

ADDRESS: 3224 26TH ST
OCCUPANCY/USE: R-3 (RESIDENTIAL- 1 & 2 UNIT DWELLINGS,TOWNHOUSES **BLOCK:** 6525 **LOT:** 015

☐ **If checked, this information is based upons site-observation only. Further research may indicate that legal use is different. If so, a revised Notice of Violation will be issued.**

OWNER/AGENT: WONG ANNA T **PHONE #:** --
MAILING ADDRESS WONG ANNA T
3224 26TH ST
SAN FRANCISCO CA
94110

PERSON CONTACTED @ SITE: **PHONE #:** --

VIOLATION DESCRIPTION:

	CODE/SECTION#
☑ **WORK WITHOUT PERMIT**	106.1.1
☐ **ADDITIONAL WORK-PERMIT REQUIRED**	106.4.7
☐ **EXPIRED OR** ☐ **CANCELLED PERMIT PA#:**	106.4.4
☐ **UNSAFE BUILDING** ☐ **SEE ATTACHMENTS**	102.1

This notice amends the DBI notice #200792235. Further inspection of the previously cited basement guestrooms built w/o permit revealed that one of the guestrooms is actually a 3 room suite (1 of 3 the rooms is a kitchen). Also, one of the guestrooms is actually a storage room. Therefore, the correct description of the work w/o permit in the basement is: 1 three room guestroom (consisting of 2 rooms plus a kitchen), 3 one room guestrooms, 1 storage room, and 1 full bathroom. The estimated value of the newly discovered work is $4,000. This amount is in addition to the $15,000 noted on notice #200792235.

CORRECTIVE ACTION:

☐ **STOP ALL WORK SFBC 104.2.4**

415-558-6204

☑ **FILE BUILDING PERMIT WITHIN 30 DAYS** ☑ **(WITH PLANS)** A copy of This Notice Must Accompany the Permit Application

☑ **OBTAIN PERMIT WITHIN 10 DAYS AND COMPLETE ALL WORK WITHIN 30 DAYS, INCLUDING FINAL INSPECTION SIGNOFF.**

☐ **CORRECT VIOLATIONS WITHIN DAYS.** ☐ **NO PERMIT REQUIRED**

☐ **YOU FAILED TO COMPLY WITH THE NOTICE(S) DATED , THEREFORE THIS DEPT. HAS INITIATED ABATEMENT PROCEEDINGS.**

- **FAILURE TO COMPLY WITH THIS NOTICE WILL CAUSE ABATEMENT PROCEEDINGS TO BEGIN. SEE ATTACHMENT FOR ADDITIONAL WARNINGS.**

Legalize or dismantle all work w/o permit with Building, Plumbing and Electrical Permits. Present all finalized Permits to the Housing Inspector noted below.

INVESTIGATION FEE OR OTHER FEE WILL APPLY

☑ 9x FEE (WORK W/O PERMIT AFTER 9/1/60) ☐ 2x FEE (WORK EXCEEDING SCOPE OF PERMIT)

☐ OTHER: ☐ REINSPECTION FEE $ ☐ NO PENALTY (WORK W/O PERMIT PRIOR TO 9/1/60)

APPROX. DATE OF WORK W/O PERMIT 06-JUN-05 **VALUE OF WORK PERFORMED W/O PERMITS** $4000

BY ORDER OF THE DIRECTOR, DEPARTMENT OF BUILDING INSPECTION

CONTACT INSPECTOR: Alex L Fong
PHONE # 415-558-6204 DIVISION: HIS DISTRICT :
By:(Inspectors's Signature) Alex L Fong

EXHIBIT "N"

City and County of San Francisco
Department of Building Inspection

Gavin Newsom, Mayor
Vivian L. Day, C.B.O., Director

April 28, 2009

Owner:
Anna t. Wong
3224 26th Street
San Francisco, CA 94110

Address: 3224 26th St.,
a.k.a. 3224-3226 26th St.
Block: 6525 Lot: 015 Seq: 01
Tract: 229 Case: DC1
Inspector: Fong/HIS
Hearing Number: 200842451

NOTICE OF DIRECTOR'S HEARING

Date and Time of Hearing: May 14, 2009
At 1660 Mission Street, Room 2001, 2nd Floor, San Francisco, CA 94103 AT 9:30 a.m.

TO OWNER(S), LESSEE(S), TENANT(S) AND OTHER PERSONS OF INTEREST:

In accordance with provisions of the San Francisco Building Code, the described premises were inspected and violations(s) were found to exist. The list of violations has been mailed to the Owner(s) of Record or agent(s) and compliance has not occurred. Therefore, the Director of the Department of Building Inspection has probable cause to believe the building, structure or a portion thereof is an unsafe building or property.

Failure to comply with the decision of the Director may result in the revocation of the Permit of Occupancy and/or Certificate of Occupancy of the subject premises.

The Owner(s) of Record or the duly authorized representative is notified to appear at the Hearing to be held on the date shown above, at which time the Director of the Department of Building Inspection will consider the violation(s) and that the building is unsafe and a public nuisance.

WARNING

Failure to comply with this request will result in further abatement proceedings. If an Order of Abatement is issued from the Director's Hearing, you will be billed for the entire cost incurred in the code enforcement process, from the posting of the first "Warning of Violation" until the matter is resolved per San Francisco Building Code Sections 102A.3, 102A.17, 110A, Table 1A-D, 1A-G, and 1A-K.

The Owner(s) of Record is instructed to notify the holder(s) of any Mortgage(s) or Deed(s) of Trust secured by this property of these proceedings. Also, the Department of Building Inspection shall be advised of the name(s) of holder(s) of any Mortgage(s) or Deed(s) of Trust on this property.

BY ORDER OF THE DIRECTOR OF DEPARTMENT OF BUILDING INSPECTION.

Very truly yours,

Vivian L. Day, C.B.O., Director
Department of Building Inspection

Enclosures

EXHIBIT "O"

City and County of San Francisco
Department of Building Inspection

Gavin Newsom, Mayor
Vivian L. Day, C.B.O., Director

DATE AFFIDAVIT PREPARED: April 28, 2009

ADDRESS: 3224 26th St., a.k.a. 3224-3226 26th St.

BLOCK: 6525 LOT NO: 015 SEQ: 01 TRACT: 229 CASE: DC1

INSPECTOR: Fong/HIS

HEARING NUMBER: 200842451
Director's Hearing Date: May 14, 2009

OWNER:

Anna t. Wong
3224 26th Street
San Francisco, CA 94110

DECLARATION OF SERVICE OF COMPLAINT(S) AND NOTICE OF DIRECTOR'S HEARING BY MAIL

I, the undersigned, declare that I am employed by the City and County of San Francisco and at all times herein mentioned was over the age of 18 years; that pursuant to the provisions of the San Francisco Building Code Section 102A.3, I did on this date place a true copy of the Notice of Hearing of the Director of Building Inspection, City and County of San Francisco which informed the owner(s) and duly authorized agent of the time and place of hearing, in an enveloped addressed to the above named person(s); and then sealed and deposited said envelope in the United States Mail at San Francisco, California, with postage thereon and registered mail delivery service charges fully prepaid for delivery by registered mail; that there is delivery service by United States Mail at the place so addressed or regular communication by United States Mail between the place of mailing and the place so addressed.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on 4/28/2009, at San Francisco, California.

Signature

Housing Inspection Division
1660 Mission Street – San Francisco CA 94103
Office (415) 558-6220 – FAX (415) 558-6249 – www.sfgov.org/dbi

DH 5-14-2009 AF 3724-26th St.

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Washington Mutual Bank
2273 N. Green Valley Pkw, #14
Henderson, NV 89014
NOV #200842451

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by (Printed Name) S-Ang C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number (Transfer from service label) 7006 2150 0005 4406 2244

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1

7006 2150 0005 4406 2237

U.S. Postal Service
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)
For delivery information visit our website at www.usps.com
OFFICIAL USE

Postage $
Certified Fee
Return Receipt Fee (Endorsement Required)
Restricted Delivery Fee (Endorsement Required)
Postmark Here

Total
Sent To David Wong
Street, Apt. or PO 410 Park Place Drive
City, State, ZIP+4 Petaluma, CA 94954
NOV #200842451

PS Form 3800, August 2006 See Reverse for Instructions

7006 2150 0005 4406 2220

U.S. Postal Service
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)
For delivery information visit our website at www.usps.com
OFFICIAL USE

Postage $
Certified Fee
Return Receipt Fee (Endorsement Required)
Restricted Delivery Fee (Endorsement Required)
Postmark Here

Total
Sent To Anna T. Wong
Street, Apt. or PO 3224 26th Street
City, State, ZIP+4 San Francisco, CA 94110
NOV #200842451

PS Form 3800, August 2006 See Reverse for Instructions

7006 2150 0005 4406 2251

U.S. Postal Service
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)
For delivery information visit our website at www.usps.com
OFFICIAL USE

Postage $
Certified Fee
Return Receipt Fee (Endorsement Required)
Restricted Delivery Fee (Endorsement Required)
Postmark Here

Total
Sent To World Savings Bank
Street, Apt. or PO Box 1901 Harrison Street
City, State, ZIP+4 Oakland, CA 94612
NOV #200842451

PS Form 3800, August 2006 See Reverse for Instructions

7006 2150 0005 4406 2244

U.S. Postal Service
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)
For delivery information visit our website at www.usps.com
OFFICIAL USE

Postage $
Certified Fee
Return Receipt Fee (Endorsement Required)
Restricted Delivery Fee (Endorsement Required)
Postmark Here

Total
Sent To Washington Mutual Bank
Street, Apt. or PO Box 2273 N. Green Valley Pkw, #14
City, State, Henderson, NV 89014
NOV #200842451

PS Form 3800, August 2006 See Reverse for Instructions

City and County of San Francisco
Department of Building Inspection

Gavin Newsom, Mayor
Vivian L. Day, C.B.O., Director

DATE AFFIDAVIT PREPARED: April 28, 2009

ADDRESS: 3224 26th St., a.k.a. 3224-3226 26th St.

BLOCK: 6525 LOT NO: 015 SEQ: 01 TRACT: 229 CASE: DC1

INSPECTOR: Fong/HIS **HEARING NUMBER: 200842451**

OWNER:

Anna L Wong
3224 26th Street
San Francisco, CA 94110

DATE AFFIDAVIT POSTED: 4-29-09

~~DECLARATION OF POSTING OF COMPLAINT (S) AND~~ NOTICE OF DIRECTOR'S HEARING

I, the undersigned, declare that I am employed the City and County of San Francisco and at all times herein mentioned am over the age of 18 years; that pursuant to the provisions of the San Francisco Building Code Section 102A.3, I did on this date place a true copy of the Notice of Hearing of the Director of Building Inspection, City and County of San Francisco, in a conspicuous place on the building, structure or part thereof described in the Notice of Hearing, to wit:

_____
San Francisco, California

I declare under penalty of perjury that the foregoing is true and correct.

Signed on 4-29-09, at San Francisco, California

Signature of: _____

Signature: Albert Fong

Housing Inspection Division
1660 Mission Street – San Francisco CA 94103
Office (415) 558-6220 – FAX (415) 558-6249 – www.sfgov.org/dbi

EXHIBIT "P"

City and County of San Francisco
Department of Building Inspection

Gavin Newsom, Mayor
Vivian L. Day, C.B.O., Director

ORDER OF ABATEMENT
ORDER NO. 200842451 - A

Owner: Anna T. Wong
3224 26th Street
San Francisco, CA 94110

Address: 3224 26th St., a.k.a. 3224-3226 26th St.
Block: 6525 Lot: 015 Seq: 01
Census Tract: 229 Source: DC1
Complaint No: 200842451
Date Order of Abatement Issued: May 14, 2009
Inspector/Division: Fong/HIS
Housing Division Representative: Oscar Williams
Hearing Officer: Neil Friedman

A Hearing on the complaint of the Director of the Department of Building Inspection against the property referenced above was held on **May 14, 2009** in accordance with the San Francisco Building Code Section 102A. The hearing was conducted by a representative of the Director. The property owner was represented.

After a full and fair consideration of the evidence and testimony received at the hearing,
THE DIRECTOR FINDS AND DETERMINES THE FOLLOWING:

1. That Notice has been duly given as required by law 10 days prior to the hearing.
2. That the conditions are as stated in the complaint of the Director of the Department of Building Inspection attached as the Notice(s) of Violation dated: **January 31, 2008**.
3. That the Conditions of said structure(s) constitutes an unsafe building or a public nuisance pursuant to Section 102A of the San Francisco Building Code and Section 1001(d) of the San Francisco Housing Code.

Based on the findings set forth above, **THE DIRECTOR OF THE DEPARTMENT OF BUILDING INSPECTION HEREBY ORDERS THE PROPERTY OWNER OF SAID BUILDING TO ABATE ALL VIOLATIONS CITED IN THE ATTACHED NOTICE(S) OF VIOLATION AND COMPLY WITH THE FOLLOWING DIRECTIVES COMMENCING FROM THE DATE THIS ORDER IS POSTED & SERVED:**

7 Days to complete all work – appropriate Building, Plumbing/Electrical permit(s) required

The Department of Building Inspection **SHALL BE REIMBURSED** by the property owner for the **ASSESSMENT OF COSTS** incurred in clearing this case pursuant to Section 102A.3 and 102A.17 of the San Francisco Building Code. For information contact the Inspector indicated above within Housing Inspection Services at (415) 558-6220, Fax: (415) 558-6249. This Order may be appealed to the Abatement Appeals Board within ten (10) days of the posting and service of said Order. Appeal forms and filing fee information can be obtained from the Board's Secretary at 1660 Mission Street, 6th floor, (415) 558-6220.

Very truly yours,

Vivian L. Day, C.B.O., Director
Department of Building Inspection

Approved for Distribution on June 12, 2009
by Rosemary Bosque, Chief Housing Inspector

Enclosures

EXHIBIT "Q"

City and County of San Francisco
Department of Building Inspection

Gavin Newsom, Mayor
Vivian L. Day, C.B.O., Director

DATE AFFIDAVIT PREPARED: June 22, 2009

ADDRESS: 3224 26th St., a.k.a. 3224-3226 26th St.

BLOCK: 6525 **LOT NO: 015** **SEQ: 01** **TRACT: 229** **CASE: DC1**

INSPECTOR: Fong/HIS **HEARING NUMBER: 200842451**

Owner:
Anna T. Wong
3224 26th Street
San Francisco, CA 94110

DECLARATION OF SERVICE OF ORDER OF ABATEMENT BY MAIL PER SAN FRANCISCO BUILDING CODE SECTION 102.7

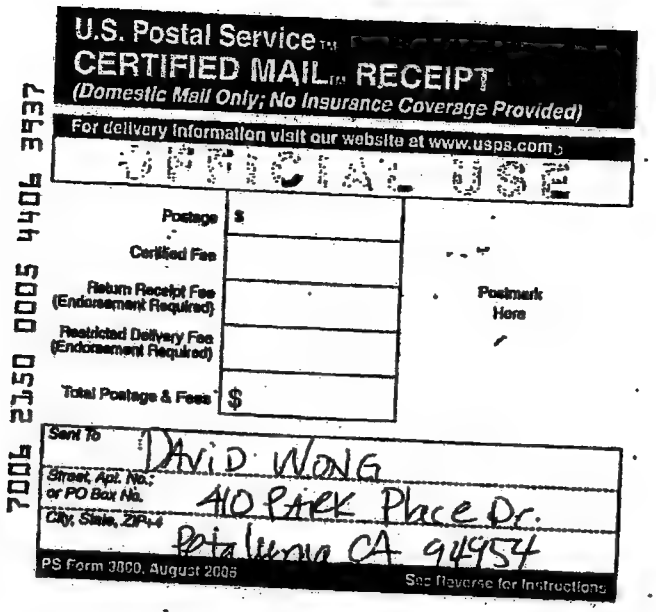
I, the undersigned, declare that I am employed by the City and County of San Francisco and at all times herein mentioned was over the age of 18 years; that pursuant to the provisions of the San Francisco Building Code Section 102.7, I did on this date place a true copy of the Order of the Director of Building Inspection, City and County of San Francisco, in an envelope addressed to the above; and then sealed and deposited said envelope in the United States Mail at San Francisco, California, with postage thereon and registered mail charges fully prepaid for delivery by registered mail; that there is delivery service by United States Mail at the place so addressed or regular communication by United States Mail between the place of mailing and the place so addressed.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on 6-22-2009, at San Francisco, California.

Signature

Housing Inspection Division
1660 Mission Street– San Francisco CA 94103
Office (415) 558-6220 – FAX (415) 558-6249 – www.sfgov.org/dbi



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CERTIFIED MAIL™ RECEIPT
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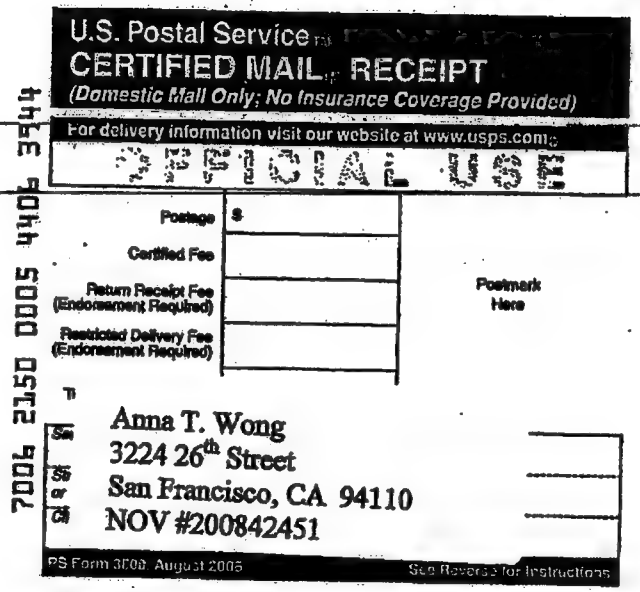
For delivery information visit our website at www.usps.com®
OFFICIAL USE
Postage $
Certified Fee
Return Receipt Fee (Endorsement Required)
Restricted Delivery Fee (Endorsement Required)
Total Postage & Fees $
Postmark Here
7006 2150 0005 4406 3937
Sent To DAVID WONG
Street, Apt. No.; or PO Box No. 410 Park Place Dr.
City, State, ZIP+4 Petaluma CA 94954
PS Form 3800, August 2006 See Reverse for Instructions



U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
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For delivery information visit our website at www.usps.com®
OFFICIAL USE
Postage $
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Return Receipt Fee (Endorsement Required)
Restricted Delivery Fee (Endorsement Required)
Postmark Here
7006 2150 0005 4406 3944
Anna T. Wong
3224 26th Street
San Francisco, CA 94110
NOV #200842451
PS Form 3800, August 2006 See Reverse for Instructions

City and County of San Francisco
Department of Building Inspection

Gavin Newsom, Mayor
Vivian L. Day, C.B.O., Director

DATE AFFIDAVIT PREPARED: June 22, 2009

ADDRESS: 3224 26th St., a.k.a. 3224-3226 26th St.

BLOCK: 6525 **LOT NO:** 015 **SEQ:** 01 **TRACT:** 229 **CASE:** DC1

INSPECTOR: Fong/HIS **HEARING NUMBER:** 200842451

Owner:
Anna T. Wong
3224 26th Street
San Francisco, CA 94110

DATE AFFIDAVIT POSTED: 6/23/09

DECLARATION OF POSTING OF THE ORDER OF ABATEMENT
PER SAN FRANCISCO BUILDING CODE SECTION 102.7

I, the undersigned, declare that I am employed by the City and County of San Francisco and at all times herein mentioned am over the age of 18 years; that pursuant to the provisions of the San Francisco Building Code Section 102.7, I did on this date post a true copy of the Order of the Director of the Department of Building Inspection of the City and County of San Francisco, in a conspicuous place on the building, structure or part thereof described in the Order of Abatement, to wit:

I declare under penalty of perjury that the foregoing is true and correct.

Signed on 6/23/09 at San Francisco, California.

Signature of: Jose E. Lopez

Signature: E. Lopez

Housing Inspection Division
1660 Mission Street - San Francisco CA 94103
Office (415) 558-6220 – FAX (415) 558-6249 – www.sfgov.org/dbi

EXHIBIT "R"

RECORDING REQUESTED BY:
DEPT. OF BUILDING INSPECTION

WHEN RECORDED RETURN TO:
DEPT. OF BUILDING INSPECTION
HOUSING INSPECTION SERVICES
1660 MISSION STREET, 6TH FLOOR
SAN FRANCISCO, CA 94103

[redacted]
San Francisco Assessor-Recorder
Phil Ting, Assessor-Recorder
DOC- 2009-I792368-00
Acct 48-SFCC Bureau Of Building Inspections
Thursday, JUL 09, 2009 09:54:01
Ttl Pd $0.00 Rcpt # 0003700397
REEL J930 IMAGE 0251
ajl/JL/1-4

(Space above this line reserved for Recorder-s use)

ORDER OF ABATEMENT
3224 26th St., a.k.a. 3224-3226 26th St.

Block/Lot/Seq. - 6525/015/01

NO.: 200842451 – A
(DC1) (DH May 14, 2009)

ENTERED

RECEIVED
AUG 10 2009
DEPARTMENT OF BUILDING INSPECTION
HOUSING INSPECTION DIVISION

City and County of San Francisco
Department of Building Inspection

Gavin Newsom, Mayor
Vivian L. Day, C.B.O., Director

ORDER OF ABATEMENT
ORDER NO. 200842451 - A

Owner: Anna T. Wong
3224 26th Street
San Francisco, CA 94110

Address: 3224 26th St., a.k.a. 3224-3226 26th St.
Block: 6525 **Lot:** 015 **Seq:** 01
Census Tract: 229 **Source:** DC1
Complaint No: 200842451
Date Order of Abatement Issued: May 14, 2009
Inspector/Division: Fong/HIS
Housing Division Representative: Oscar Williams
Hearing Officer: Neil Friedman

A Hearing on the complaint of the Director of the Department of Building Inspection against the property referenced above was held on May 14, 2009 in accordance with the San Francisco Building Code Section 102A. The hearing was conducted by a representative of the Director. The property owner was represented.

After a full and fair consideration of the evidence and testimony received at the hearing,
THE DIRECTOR FINDS AND DETERMINES THE FOLLOWING:

1. That Notice has been duly given as required by law 10 days prior to the hearing.
2. That the conditions are as stated in the complaint of the Director of the Department of Building Inspection attached as the Notice(s) of Violation dated: January 31, 2008.
3. That the Conditions of said structure(s) constitutes an unsafe building or a public nuisance pursuant to Section 102A of the San Francisco Building Code and Section 1001(d) of the San Francisco Housing Code.

Based on the findings set forth above, **THE DIRECTOR OF THE DEPARTMENT OF BUILDING INSPECTION HEREBY ORDERS THE PROPERTY OWNER OF SAID BUILDING TO ABATE ALL VIOLATIONS CITED IN THE ATTACHED NOTICE(S) OF VIOLATION AND COMPLY WITH THE FOLLOWING DIRECTIVES COMMENCING FROM THE DATE THIS ORDER IS POSTED & SERVED:**

7 Days to complete all work – appropriate Building, Plumbing/Electrical permit(s) required

The Department of Building Inspection **SHALL BE REIMBURSED** by the property owner for the **ASSESSMENT OF COSTS** incurred in clearing this case pursuant to Section 102A.3 and 102A.17 of the San Francisco Building Code. For information contact the Inspector indicated above within Housing Inspection Services at (415) 558-6220, Fax: (415) 558-6249. This Order may be appealed to the Abatement Appeals Board within ten (10) days of the posting and service of said Order. Appeal forms and filing fee information can be obtained from the Board's Secretary at 1660 Mission Street, 6th floor, (415) 558-6220.

Very truly yours,

Vivian L. Day

Vivian L. Day, C.B.O., Director
Department of Building Inspection

Approved for Distribution on June 12, 2009
by Rosemary Bosque, Chief Housing Inspector

Enclosures

EXHIBIT "S"

DEPARTMENT OF BUILDING INSPECTION

Housing Inspection Services Division
City and County of San Francisco
1660 Mission Street 6th Floor, San Francisco, California 94103-2414
(415) 558-6220 Fax: (415) 558-6249 Email: DBIHIDComplaints@sfgov.org Website: www.sfdbi.org

NOTICE OF VIOLATION

COMPLAINT: 201344231

OWNER/AGENT: WONG ANNA T

MAILING ADDRESS: WONG ANNA T
3224 26TH ST
SAN FRANCISCO CA

94110

DATE: 20-DEC-13

LOCATION: 3226 26TH ST

BLOCK: 6525 **LOT:** 015

NOTICE TYPE: COMPLAINT

BUILDING TYPE: NA **USE TYPE:** R3

YOU ARE HEREBY ORDERED TO COMPLY WITH THE FOLLOWING REQUIREMENTS:

	ITEM	DESCRIPTION
1	THIS NOTICE INCLUDES VIOLATIONS FOR THE AREAS NOTED.	Units #3224, #3226, and common areas.
2	REPLACE BROKEN GLASS WINDOW PANE (1001(h),708 HC)	Unit #3224: Replace any broken window panes where they may exist including the panes located in Rm. B and Rm. A. Unit #3226: Replace any broken window panes where they may exist including in room D, on the front entry door, and the broken pane in the kitchen near the stove.
3	REPAIR MALFUNCTIONING DOOR BELLS AT BUILDING (1001 HC)	Common Areas: Repair door bell system. On the date of inspection, the bell was not working for Unit #3224.
4	REPAIR STAIRS (1001(b)(13)HC)	Common Areas and Unit #3226: 1) Rear exterior stairwell to Unit #3224: There was wood deterioration visible to risers and treads. Repair/replace. 2) Rear exterior stairwell to Unit #3226: Wood deterioration noted on posts, treads, risers, and stringers. Repair/replace 3) Unit #3226: the interior stairwell has missing posts. PERMIT: You are required to file a Building Permit Application and commence repairs within 15 days and complete the work within 30 days. Permits signed off by the District Building Inspector must be presented at the Housing Re-inspection in order to abate this case. If the scope of repair work exceeds fifty percent of the structure, you must submit a copy of this Notice of Violation and 2 sets of floor plans with the Building Permit Application. These stairways constitutes a life hazard as defined in the San Francisco Housing Code Sec.401.
5	REPAIR WINDOW SASH CORDS (1001(h) HC)	Unit #3224/3226: Repair broken window sash cords wherever they may exist including at: 1) Room A of Unit #3224, on the South side and 2) in unit #3226 at the bedroom adjacent to the kitchen at the rear, there are two windows with broken sash cords and in Room A.

DEPARTMENT OF BUILDING INSPECTION
Housing Inspection Services Division
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NOTICE OF VIOLATION

COMPLAINT: 201344231

6	REPAIR WINDOW GLAZING SEAL (1001(h),(j),& 708 HC)	Unit #3226: Repair glazing seal to northeastern window in bedroom adjacent to the kitchen where the window pane is detached from the sash and wherever windows may not be properly weatherproofed.
7	REPAIR WINDOW SASH FRAME (1001(h),708 HC)	Unit #3226: Repair the lower sash frame to northeastern window in bedroom adjacent to the kitchen where the window pane is detaching from the sash and wherever windows may not be properly weather-proofed. Repair/replace window sash frames wherever they may be damaged and deteriorated.
8	COMMENTS REGARDING ALL WINDOWS ASSEMBLIES AND OPERATION (1001(h),(j),& 708 HC) MANUAL RELEASE AT SLEEPING ROOM SECURITY BARS (706(7)i HC) NUISANCE (401(2) (1001(d) HC	Units #3224/3226: Ensure all windows are in working order. All operable windows must operate (open / close) freely, must latch properly and be weather tight. If windows are replaced, be sure to obtain a permit that requires a Building Inspector inspection and sign off before the Housing Inspector can abate this violation. On the date of reinspection, be able to test manual releases on window security bars in sleeping rooms on bottom Unit to ensure a proper means of egress for occupants.
9	REMOVE EGRESS OBSTRUCTION AT KITCHEN DOOR (801,1001(b,d,l) HC)	Unit #3224: On the date of inspection, the kitchen door was locked, thus obstructing a means of egress for occupants. Keep kitchen door open or locked in a manner that it can open freely without any assistance or special knowledge from the inside.
10	SMOKE DETECTOR (702)(911)HC, (310.9.1 CBC)	Unit #3224/3226: Repair/replace smoke detectors as required. This includes but is not limited to Unit #3224, Room B.
11	CARBON MONOXIDE ALARMS (SEC 420 CBC)	Units #3224/3226: Install carbon monoxide as required and per manufacturer instructions.
12	PROVIDE ADEQUATE LIGHTING (504g HC)	Comon Areas: Provide adequate lighting in required location including to the front exterior stairwell servicing Units 3224 and 3226. On the date of inspection, the front exterior lights were not working. Unit #3224: Provide adequate lighting in the hallway near Room B.
13	REPAIR SINK (1001 b, f HC)	Unit #3224: Repair broken sink in bathroom across from Room B. Ensure that it is properly installed and attached.
14	REPAIR TOILET (1001 b, f HC)	Unit #3224: Repair broken toilet in bathroom across from Room B. Ensure that it is properly installed and attached.
15	PROVIDE ELECTRICAL PERMIT (90.25 EC)	Unit #3226: Throughout the unit, recently installed electrical work appears to have been done without permit. Provide proof of permit or obtain permit/final inspection before Housing re-inspection.

DEPARTMENT OF BUILDING INSPECTION
Housing Inspection Services Division
City and County of San Francisco
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NOTICE OF VIOLATION

COMPLAINT: 201344231

16	PROVIDE PLUMBING PERMIT (103.1.1 PC) REPAIR/REPLACE DETERIORATED HOT WATER PIPES (1001f - HC)	Common Areas: Provide proof of plumbing permit or obtain a permit for newly installed hot water heater servicing Units #3224 and #3226 located in the basement level. Corrugated piping may need repair/replacement. NOTE: PLUMBING PERMIT REQUIRED, MAKE SURE THAT ALL PERMITS HAVE BEEN SIGNED OFF PRIOR TO CONTACTING HOUSING INSPECTOR FOR FINAL INSPECTION (103.1.1 PC)
17	REPAIR ELECTRICAL OUTLET (1001e HC) REPAIR MALFUNCTIONING LIGHT SWITCH (504 HC)	Unit #3226/#3224: Repair damaged outlets and light switches throughout the Units. On the date of inspection, in Unit #3226, the outlet directly above the stove was covered in grease/debris and the light switch itself was broken.
18	ELIMINATE COCKROACH INFESTATION (1001b, 1306 HC)	Unit #3224/3226: Eliminate roach infestations where they may exist. An extreme roach/insect infestation was noted in Unit #3224 in Room B. PROVIDE REGULAR PEST CONTROL BY AN INDUSTRY PROFESSIONAL. PROVIDE AN ERADICATION MAINTENANCE SCHEDULE OR INCREASE FREQUENCY OF SERVICE. Bring proof of pest control for three months to the reinspection.
19	CLEAN OR SANITIZE HEAT VENTS AND DUCTS (1001.b(6), 1001.b.(13), 1306 HC)	Unit #3224/3226: On the date of inspection the heat vents were covered in dust/debris. Clean or sanitize vent system unless a new heating system is installed that does not require the use of these vents.
20	REPAIR DAMAGED WALLS AND CEILINGS (1001b,h,o HC)	Unit #3224 and #3226: Repair damaged walls and ceilings throughout the units by patching, plastering (when needed), and repainting. Repair walls/ceilings at Unit #3226 at the rear exit; above the stove; and in Room C. Unit #3224: Patch holes along entry corridor and at rear of unit.
21	ELIMINATE MOLD/MILDEW ON WALLS/CEILING/OTHER AREAS (1301,1001B(13),1306 HC) LOCATE SOURCE OF WATER DAMAGE (703, 1001f HC)	Common Areas and Units #3224/3226: Eliminate mold/milew located in basement level; at basement level stairwell entry; in Unit #3226 in bathroom across from Room D; and in Unit #3226, at the window at the top of the stairwell. If mold/mildew are due to water damage, locate source of water damage if any. Eliminate mold/mildew wherever it exists in an approved manner.
22	REMOVE OR COVER DAMAGED PAINT IN AN APPROVED MANNER TO PREVENT A LEAD HAZARD. SEE ATTACHED LEAD HAZARD WARNING. (1301 HC)	Common Areas and Units #3224/3226: Remove or cover peeling paint wherever it may exist in the common areas or units. Peeling paint was noted at the rear exit of Unit #3226; at the rear of Unit #3224 near the stairwell to the basement level; and above the stove in Unit #3226; and Unit #3226, in Room C.

NOTICE OF VIOLATION

COMPLAINT: 201344231

23	Disturbing lead based paint can be EXTREMELY DANGEROUS to dwelling occupants and visitors, particularly to young children, pregnant women, pets, and to people performing work on the premises. For interior or exterior paint removal : Always wet the surface, contain and properly dispose of leaded paint. If you are unsure whether the paint is leaded, you should test it prior to performing any work. If the paint is found to contain lead, you should consult with an expert about appropriate procedures. Proper containment and 3-day notification is required for exterior jobs of more than 10 sq.ft. (Sec.3423, SFBC) Informational packets are available at (415) 558-6088. You can contact the San Francisco Childhood Lead Poisoning Prevention Program at: (415) 252-3800 for free advice. IF YOU CAUSE LEAD DUST TO BE CREATED, YOU COULD BE LIABLE FOR ANY ILLNESS CAUSED BY THE DUST. Ordinance #446-97.	
24	REPAIR FLOOR COVERING (1001b,j,o HC)	Unit #3226: Repair kitchen floor covering where it is damaged or missing. Repair/replace and restore surface to allow for a cleanable sanitary surface free of tripping hazards.
25	REPAIR OR REPLACE MALFUNCTIONING STOVE/STOVE VENT IN THE KITCHEN (1001 b, f HC)	Unit #3226: Repair malfunctioning stove vent.
26	GENERAL DILAPIDATION AT KITCHEN SINK AND COUNTERTOPS. (1001f HC)	Unit #3226: Repair/replace dilapidated kitchen cabinets and kitchen sink. Caulk and ensure sink is waterproof and repair where there is damage, including in the interior of the lower level cabinets. Ensure a smooth and cleanable surface and that cabinet doors open and close appropriately.
27	PROVIDE SINGLE CYLINDER DEADBOLT LOCKS WITH A MINIMUM 1" THROW FOR ENTRY DOORS AND DEADLATCH LOCKS WITH MIN 1/2" THROW AT EXIT DOORS (706 HC)	Unit #3224/3226: Provide approved locking devices as needed on entry and exit doors. For Unit #3226 rear egress door to Horace street, provide an approved locking device.

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NOTICE OF VIOLATION

COMPLAINT: 201344231

28 INSPECTOR COMMENTS

It is the property owner's responsibility to be present or direct his/her representative to attend, the reinspection as scheduled on this Notice of Violation for the purpose of providing entry to the Inspector of those areas not accessed during the initial inspection as specified, and/or to provide access to all areas cited within this Notice.

If the property owner cannot attend the scheduled reinspection (as specified on this Notice) it is his/her responsibility to secure a different inspection date and time with the Inspector, and provide all tenants with notification as required by California Civil Code Section 1954 (San Francisco Housing Code Section 303(b), if any dwellings, apartment units or guest rooms are to be accessed during the reinspection.

-Please provide access to all common areas of building on re-inspection date in order to perform a complete routine inspection of the property.

ALL ITEMS MUST BE COMPLETED WITHIN 35 DAYS. **REINSPECTION DATE :** 03 February 2014 11:00 AM

IT IS RECOMMENDED THAT THE OWNER/OWNERS REPRESENTATIVE CONFIRM REINSPECTION DATE/TIME.

CONTACT HOUSING INSPECTOR : Barbara Lopez AT 415-558-6317

FOR EVERY INSPECTION AFTER THE INITIAL RE-INSPECTION, A $170.00 FEE WILL BE CHARGED UNTIL THE VIOLATIONS ARE ABATED. SFBC 108.8

EXHIBIT "T"

City and County of San Francisco
Department of Building Inspection

Edwin M. Lee, Mayor
Tom C. Hui, S.E., C.B.O., Director

April 22, 2014

Owner: WONG ANNA T
3224 26TH ST
SAN FRANCISCO CA
94110

Deed of Trust Dated 8/7/2007. Loan Number 0747643823, Credit Limit $46,000.00 Recorded Doc – 2007I468206-00, 10/1/2007, Reel J487, Image 0640
NOV# 201344231

Address: 3224 3226 26TH ST,
Block: 6525 Lot: 015 Seq: 01
Tract: 229 Case: DC3
Inspector: Lopez
Hearing Number : 201344231

NOTICE OF DIRECTOR'S HEARING

Date and Time of Hearing: May 8, 2014
At 1660 Mission Street. Room 2001, San Francisco, CA 94103 at 9:30 a.m.

TO OWNER(S), LESSEE(S), TENANT(S) AND OTHER PERSONS OF INTEREST:

In accordance with provisions of the San Francisco Building Code, the described premises were inspected and violation(s) were found to exist. The Notice of Violations (NOV) has been mailed to the Owner(s) of Record or agent(s) and compliance has not occurred. Therefore, the Director of the Department of Building Inspection has probable cause to believe the building, structure or a portion thereof is an unsafe building or property.

Failure to comply with the decision of the Director may result in the revocation of the Permit of Occupancy and/or Certificate of Occupancy of the subject premises.

The Owner(s) of Record or the duly authorized representative is notified to appear at the Hearing to be held on the date shown above, at which time the Director of the Department of Building Inspection will consider the violation(s) and that the building is unsafe and a public nuisance.

WARNING

Failure to comply with this request will result in further abatement proceedings. If an Order of Abatement is issued from the Director's Hearing, you will be billed for the entire cost incurred in the code enforcement process, from the posting of the first "Warning of Violation" until the matter is resolved per San Francisco Building Code Sections 102A.3, 102A.17, 110A, Table 1A-D, 1A-G, and 1A-K.

The Owner(s) of Record is instructed to notify the holder(s) of any Mortgage(s) or Deed(s) of Trust secured by this property of these proceedings. Also, the Department of Building Inspection shall be advised of the name(s) of holder(s) of any Mortgage(s) or Deed(s) of Trust on this property. Please call Inspector **Lopez** at 415 558-6220 if you have questions regarding this code enforcement case.

BY ORDER OF THE DIRECTOR OF DEPARTMENT OF BUILDING INSPECTION.

Very truly yours,

Tom C. Hui

Tom C. Hui, S.E.,C.B.O., Director
Department of Building Inspection

EXHIBIT "ט"

City and County of San Francisco
Department of Building Inspection

Edwin M. Lee, Mayor
Tom C. Hui, S.E., C.B.O., Director

DATE AFFIDAVIT PREPARED April 22, 2014

ADDRESS: 3224 3226 26TH ST,
INSPECTOR: Lopez
OWNER: WONG ANNA T
3224 26TH ST
SAN FRANCISCO CA
94110

Directors' Hearing Date: May 8, 2014
Hearing Number: 201344231
Block: 6525 Lot: 015 Seq: 01
Tract: 229 Case: DC3

Declaration of Service Of Notice Of Violation(s) and Notice Of Directors' Hearing by Mail

I, the undersigned, declare that I am employed by the City and County of San Francisco and at all times herein mentioned was over the age of 18 years; that pursuant to the provisions of the San Francisco Building Code Section 102A.3, I did on this date place a true copy of the Notice of Hearing of the Director of Building Inspection, City and County of San Francisco which informed the owner(s) and duly authorized agent of the time and place of hearing, in an envelope addressed to the above named person(s); and then sealed and deposited said envelope in the United States Mail at San Francisco, California, with postage thereon and registered mail delivery service charges fully prepaid for delivery by registered mail; that there is delivery service by United States Mail at the place so addressed or regular communication by United States Mail between the place of mailing and the place so addressed.

I declare under penalty of perjury that the foregoing is true and correct.

Date Mailed: 4/24/14, San Francisco, California. By: Nicole Ross
(signature)

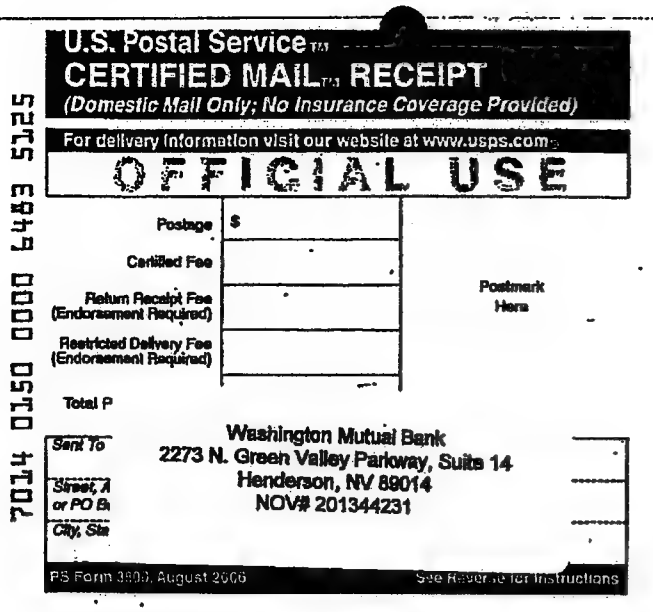
Declaration Of Posting Of Notice Of Violations(s) And Notice Of Directors' Hearing

I, the undersigned, declare that I am employed the City and County of San Francisco and at all times herein mentioned am over the age of 18 years; that pursuant to the provisions of the San Francisco Building Code Section 102A.3, I did on this date place a true copy of the Notice of Hearing of the Director of Building Inspection, City and County of San Francisco, in a conspicuous place on the building, structure or part thereof described in the Notice of Hearing, to wit:

I declare under penalty of perjury that the foregoing is true and correct.

Date Posted: 4-24-14, at San Francisco, California.

By: Barbara Lopez (Print name) 4-24-14 (Date) Signature:



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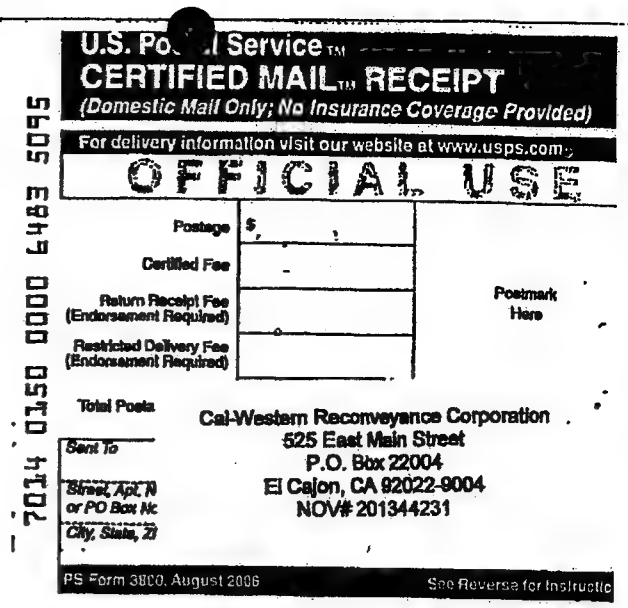
Washington Mutual Bank
2273 N. Green Valley Parkway, Suite 14
Henderson, NV 89014
NOV# 201344231
PS Form 3800, August 2006
See Reverse for Instructions
7014 0150 0000 6483 5125



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Cal-Western Reconveyance Corporation
525 East Main Street
P.O. Box 22004
El Cajon, CA 92022-9004
NOV# 201344231
PS Form 3800, August 2006
See Reverse for Instructio
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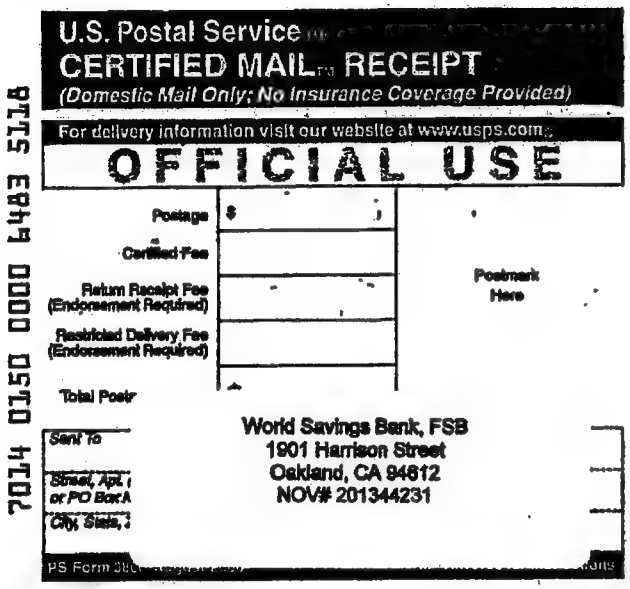

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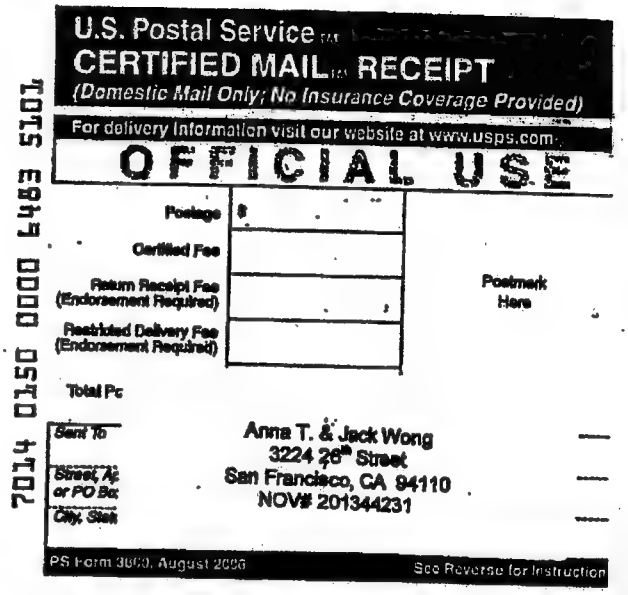
Oakland, CA 94612
NOV# 201344231
PS Form 380
7014 0150 0000 6483 5118



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Sent To
Street, Ap or PO Bo
City, Stat
Anna T. & Jack Wong
3224 26th Street
San Francisco, CA 94110
NOV# 201344231
PS Form 3800, August 2006
See Reverse for Instruction
7014 0150 0000 6483 5101

LIST OF OWNERS/INTERESTED PARTIES

Address: 3226 26th Street, a.k.a. 3224-3226 26th Street

Complaintant:

N/A

1.
Anna T. & Jack Wong
3224 26th Street
San Francisco, CA 94110

2.
Cal-Western Reconveyance Corporation
525 East Main Street
P.O. Box 22004
El Cajon, CA 92022-9004

Notice of Trustee Sale. Dated 3/11/2011. TS# 1282864-02
Recorded Docs - 2011- J150732-00. 3/16/2011. Reel K353. Image 0261

3.
Washington Mutual Bank
2273 N. Green Valley Parkway, Suite 14
Henderson, NV 89014

Deed of Trust Dated 8/7/2007. Loan Number 0747643823, Credit Limit $46,000.00
Recorded Doc – 2007I468206-00, 10/1/2007, Reel J487, Image 0640

4.
World Savings Bank, FSB
1901 Harrison Street
Oakland, CA 94612

Deed Date 8/3/2006. Loan Number: 0043557446. Loan Amount $750,000.00
Recorded Doc 2006-I226648-00, 8/10/2006, Reel J201, Image 0039

4/22/2014: No New Docs Recorded

Tract: 229 /Source: DC3

4/22/2014 4:39:58 PM

EXHIBIT "V"

City and County of San Francisco
Department of Building Inspection

Edwin M. Lee, Mayor
Tom C. Hui, S.E., C.B.O., Director

ORDER OF ABATEMENT - ORDER NO. 201344231

Owner: WONG ANNA T
3224 26TH ST
SAN FRANCISCO CA
94110

Address: 3224 3226 26TH ST,
Block: 6525 Lot: 015 Seq: 01
Census Tract: 229 Source: DC3
Complaint: 201344231
Date Order of Abatement Issued: May 8, 2014
Inspector/Division: Lopez/HIS
Housing Division Representative: James Sanbonmatsu
Hearing Officer: Steven Panelli

A Hearing on the complaint of the Director of the Department of Building Inspection against the property referenced above was held on **May 8, 2014** in accordance with the San Francisco Building Code Section 102A. The hearing was conducted by a representative of the Director. The property owner received notification of the hearing as required by Section 102A.4 of the San Francisco Building Code. The property owner/representative **did not** attend the hearing.

After a full and fair consideration of the evidence and testimony received at the hearing, **THE DIRECTOR FINDS AND DETERMINES THE FOLLOWING:**

1. That Notice has been duly given as required by law 10 days prior to the hearing.
2. That the conditions are as stated in the complaint of the Director of the Department of Building Inspection attached as the Notice(s) of Violation (NOV) dated: **December 20, 2013**
3. That the Conditions of said structure(s) constitutes an unsafe building or a public nuisance pursuant to Section 102A of the San Francisco Building Code and Section 1001(d) of the San Francisco Housing Code.

Based on the findings set forth above, THE DIRECTOR OF THE DEPARTMENT OF BUILDING INSPECTION HEREBY ORDERS THE PROPERTY OWNER OF SAID BUILDING TO ABATE ALL VIOLATIONS CITED IN THE ATTACHED NOTICES(S) OF VIOLATION AND COMPLY WITH THE FOLLOWING DIRECTIVES COMMENCING FROM THE DATE THIS ORDER IS POSTED & SERVED:

7 Days to complete all work - appropriate Building,Plumbing permit(s) required

The Department of Building Inspection **SHALL BE REIMBURSED** by the property owner for the ASSESSMENT OF COSTS incurred in clearing this case pursuant to Section 102A.3 and 102A.17 of the San Francisco Building Code. For information contact the inspector indicated above within Housing Inspection Services at (415) 558-6220. Fax (415) 558-6249. This Order may be appealed to the Abatement Appeals Board within fifteen (15) days of the posting and service of said Order. Appeal forms and filing fee information can be obtained from the Board's Secretary at 1660 Mission Street, 6th floor, (415) 558-6220.

Very truly yours,

Tom C. Hui, S.E., C.B.O., Director
Department of Building Inspection

Approved for Distribution on May 16, 2014
by Rosemary Bosque, Chief Housing Inspector

EXHIBIT "W"

City and County of San Francisco
Department of Building Inspection

Edwin M. Lee, Mayor
Tom C. Hui, S.E., C.B.O., Director

DATE AFFIDAVIT PREPARED May 28, 2014

Address: 3224 3226 26TH ST,
Inspector: Lopez
Directors' Hearing Date: May 8, 2014
Owner: WONG ANNA T
3224 26TH ST
SAN FRANCISCO CA

94110

Hearing Number: 201344231
Block: 6525 **Lot No:** 015 **Seq:** 01
Tract: 229 **Case:** DC3

Declaration Of Service Of Order Of Abatement By Mail Per San Francisco Building Code Section 102.7

I, the undersigned, declare that I am employed by the City and County of San Francisco and at all times herein mentioned was over the age of 18 years; that pursuant to the provisions of the San Francisco Building Code Section 102.7, I did on this date place a true copy of the Order of the Director of Building Inspection, City and County of San Francisco, in an envelope addressed to the above; and then sealed and deposited said envelope in the United States Mail at San Francisco, California, with postage thereon and registered mail charges fully prepaid for delivery by registered mail; that there is delivery service by United States Mail at the place so addressed or regular communication by United States Mail between the place of mailing and the place so addressed.

I declare under penalty of perjury that the foregoing is true and correct.

Date Mailed: 5/28/2014, at San Francisco, California. By: _____
(Signature)

Declaration Of Posting Of The Order OF Abatement Per San Francisco Building Code Section 102.7

I, the undersigned, declare that I am employeed by the City and County of San Francisco and at all times herein mentioned am over the age of 18 years; that pursuant to the provisions of the San Francisco Building Code Section 102.7, I did on this date post a true copy of the Order of the Director of the Department of Building Inspection of the City and County of San Francisco, in a conspicuous place on the building, structure or part thereof described in the Order of Abatement, to wit:

I declare under penalty of perjury that the foregoing is true and correct.

Date Posted: 5/21/14, at San Francisco, California.

By: B. LOPEZ 5/21/14 Signature: _____
(Print name) (Date)

Housing Inspection Division
1660 Mission Street - San Francisco CA 94103
Office (415) 558-6220 - FAX (415) 558-6249 - www.sfdbi.org

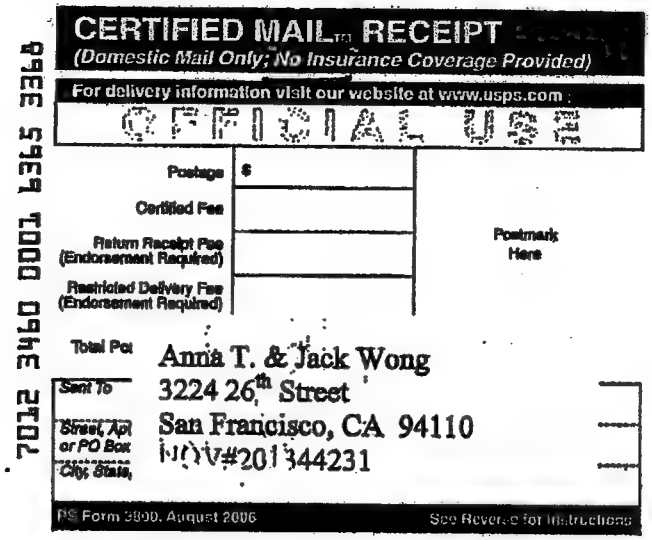

CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)
For delivery information visit our website at www.usps.com
OFFICIAL USE
Postage $
Certified Fee
Return Receipt Fee (Endorsement Required)
Restricted Delivery Fee (Endorsement Required)
Postmark Here
Total Pos
Sent To
Anna T. & Jack Wong
Street, Apt or PO Box
3224 26th Street
City, State,
San Francisco, CA 94110
NOV#20134231
PS Form 3800, August 2006
See Reverse for Instructions
7012 3460 0001 6365 3368

EXHIBIT "X"

RECORDING REQUESTED BY:
DEPT. OF BUILDING INSPECTION

WHEN RECORDED RETURN TO:
DEPT. OF BUILDING INSPECTION
HOUSING INSPECTION SERVICES
1660 MISSION STREET, 6TH FLOOR
SAN FRANCISCO, CA 94103

[redacted]
San Francisco Assessor-Recorder
Carmen Chu, Assessor-Recorder
DOC- 2014-J908101-00
Acct 40-SFCC Bureau Of Building Inspections
Wednesday, JUL 16, 2014 15:49:14
Ttl Pd $0.00 Rcpt # 0004971218
onf/NF/1-8

RECEIVED
JUL 24 2014
DEPARTMENT OF BUILDING INSPECTI
HOUSING INSPECTION DIVISION

ORDER OF ABATEMENT
3224 3226 26TH ST

Block/Lot/Seq. - 6525 / 015 / 01

NO. 201344231A

DC3- DH 08-MAY-14

City and County of San Francisco
Department of Building Inspection

Edwin M. Lee, Mayor
Tom C. Hui, S.E., C.B.O., Director

ORDER OF ABATEMENT - ORDER NO. 201344231

Owner: WONG ANNA T
3224 26TH ST
SAN FRANCISCO CA
94110

Address: 3224 3226 26TH ST,
Block: 6525 Lot: 015 Seq: 01
Census Tract: 229 Source: DC3
Complaint: 201344231
Date Order of Abatement Issued: May 8, 2014
Inspector/Division: Lopez\HIS
Housing Division Representative: James Sanbonmatsu
Hearing Officer: Steven Panelli

A Hearing on the complaint of the Director of the Department of Building Inspection against the property referenced above was held on **May 8, 2014** in accordance with the San Francisco Building Code Section 102A. The hearing was conducted by a representative of the Director. The property owner received notification of the hearing as required by Section 102A.4 of the San Francisco Building Code. The property owner/representative **did not** attend the hearing.

After a full and fair consideration of the evidence and testimony received at the hearing, **THE DIRECTOR FINDS AND DETERMINES THE FOLLOWING:**

1. That Notice has been duly given as required by law 10 days prior to the hearing.
2. That the conditions are as stated in the complaint of the Director of the Department of Building Inspection attached as the Notice(s) of Violation (NOV) dated: **December 20, 2013**
3. That the Conditions of said structure(s) constitutes an unsafe building or a public nuisance pursuant to Section 102A of the San Francisco Building Code and Section 1001(d) of the San Francisco Housing Code.

Based on the findings set forth above, **THE DIRECTOR OF THE DEPARTMENT OF BUILDING INSPECTION HEREBY ORDERS THE PROPERTY OWNER OF SAID BUILDING TO ABATE ALL VIOLATIONS CITED IN THE ATTACHED NOTICES(S) OF VIOLATION AND COMPLY WITH THE FOLLOWING DIRECTIVES COMMENCING FROM THE DATE THIS ORDER IS POSTED & SERVED:**

7 Days to complete all work - appropriate Building,Plumbing permit(s) required

The Department of Building Inspection **SHALL BE REIMBURSED** by the property owner for the ASSESSMENT OF COSTS incurred in clearing this case pursuant to Section 102A.3 and 102A.17 of the San Francisco Building Code. For information contact the inspector indicated above within Housing Inspection Services at (415) 558-6220. Fax (415) 558-6249. This Order may be appealed to the Abatement Appeals Board within fifteen (15) days of the posting and service of said Order. Appeal forms and filing fee information can be obtained from the Board's Secretary at 1660 Mission Street, 6th floor, (415) 558-6220.

Very truly yours,

Tom C. Hui, S.E., C.B.O., Director
Department of Building Inspection

ENTERED

Approved for Distribution on May 16, 2014
by Rosemary Bosque, Chief Housing Inspector

EXHIBIT "Y"

DEPARTMENT OF BUILDING INSPECTION

Housing Inspection Services Division
City and County of San Francisco
1660 Mission Street 6th Floor, San Francisco, California 94103-2414
(415) 558-6220 Fax: (415) 558-6249 Email: DBIHIDComplaints@sfgov.org Website: www.sfdbi.org

NOTICE OF VIOLATION

COMPLAINT: 201475741

OWNER/AGENT: WONG ANNA T

MAILING ADDRESS: WONG ANNA T
3224 26TH ST
SAN FRANCISCO CA

94110

DATE: 02-JUN-14

LOCATION: 3226 26TH ST

BLOCK: 6525 **LOT:** 015

NOTICE TYPE: COMPLAINT

BUILDING TYPE: APT **USE TYPE:** R2

YOU ARE HEREBY ORDERED TO COMPLY WITH THE FOLLOWING REQUIREMENTS:

ITEM		DESCRIPTION
1	THIS NOTICE INCLUDES VIOLATIONS FOR THE AREAS NOTED.	Basement level of 3224/3226 26th street.
2	LOCATE AND REPAIR SOURCE OF SEWAGE LEAK (1001 (F) SFHC)	Inspection revealed sewage leak at basement level. Clean drain and replace cap. Hire a professional drain cleaning company to thoroughly inspect sewer line to ensure proper functioning and provide a written report by the company on the date of reinspection ensuring the system is in working order.
3	REMOVE SEWAGE WASTE 1306, 1307 SFHC	Remove sewage waste accumulation located at basement level.
4	CLEAN OR SANITIZE AT BASEMENT LEVEL (1306 HC)	Clean or sanitize at basement level. Clean or sanitize area impacted by sewage leak and at illegal bathroom where there is excess rubbish.
5	REMOVE RUBBISH OR TRASH (1306,1307 HC) FIRE HAZARD/NUISANCE (401 HC) COMBUSTABLE STORAGE (1001(i)HC)	On the date of inspection, the downstairs basement area had excess personal items/rubbish. A separate room, directly at the bottom of the stairwell, is being used for storage and has become a rodent harborage. Immediately remove these items from the basement and/or provide an approved and organized storage space with the use of working sprinklers.
6	ELIMINATE RODENT AND FLY INFESTATION (1001b, 1306 HC)	On the date of inspection, multiple rodent droppings, flies, and dead rodent carcasses were noted at the entry level, near the water heaters, at the illegal bathroom and in a storage area. IMMEDIATELY: PERFORM RODENTPROOFING AS REQUIRED. COVER/SEAL ALL OPENINGS IN THE WALLS, REMOVE PEST HARBORAGES, AND PROVIDE REGULAR PEST CONTROL BY AN INDUSTRY PROFESSIONAL WITH A MAINTENANCE SCHEDULE. PROVIDE A WRITTEN REPORT BY A QUALIFIED PEST CONTROL COMPANY TO ERADICATE THE RODENT/FLY INFESTATION AT THE BASEMENT LEVEL.

DEPARTMENT OF BUILDING INSPECTION
Housing Inspection Services Division
City and County of San Francisco
1660 Mission Street 6th Floor, San Francisco, California 94103-2414
(415) 558-6220 Fax: (415) 558-6249 Email: DBIHIDComplaints@sfgov.org Website: www.sfdbi.org

NOTICE OF VIOLATION

COMPLAINT: 201475741

7 INSPECTOR COMMENTS

It is the property owner's responsibility to be present or direct his/her representative to attend, the reinspection as scheduled on this Notice of Violation for the purpose of providing entry to the Inspector of those areas not accessed during the initial inspection as specified, and/or to provide access to all areas cited within this Notice.

If the property owner cannot attend the scheduled reinspection (as specified on this Notice) it is his/her responsibility to secure a different inspection date and time with the Inspector, and provide all tenants with notification as required by California Civil Code Section 1954 (San Francisco Housing Code Section 303(b), if any dwellings, apartment units or guest rooms are to be accessed during the reinspection.

-Please provide access to all common areas of building on re-inspection date in order to perform a complete routine inspection of the property.

ALL ITEMS MUST BE COMPLETED WITHIN 5 DAYS. REINSPECTION DATE : 06 June 2014 01:30 PM

IT IS RECOMMENDED THAT THE OWNER/OWNERS REPRESENTATIVE CONFIRM REINSPECTION DATE/TIME.

CONTACT HOUSING INSPECTOR : Barbara Lopez AT 415-558-6317

FOR EVERY INSPECTION AFTER THE INITIAL RE-INSPECTION, A $170.00 FEE WILL BE CHARGED UNTIL THE VIOLATIONS ARE ABATED. SFBC 108.8

EXHIBIT "Z"

City and County of San Francisco
Department of Building Inspection

Edwin M. Lee, Mayor
Tom C. Hui, S.E., C.B.O., Director

June 23, 2014

Owner: WONG ANNA T
3224 26TH ST
SAN FRANCISCO CA
94110

Address: 3224 3226 26TH ST,
Block: 6525 Lot: 015 Seq: 01
Tract: 229 Case: DC4
Inspector: Lopez
Hearing Number : 201475741

NOTICE OF DIRECTOR'S HEARING

Date and Time of Hearing: July 10, 2014
At 1660 Mission Street. Room 2001, San Francisco, CA 94103 at 9:30 a.m.

TO OWNER(S), LESSEE(S), TENANT(S) AND OTHER PERSONS OF INTEREST:

In accordance with provisions of the San Francisco Building Code, the described premises were inspected and violation(s) were found to exist. The Notice of Violations (NOV) has been mailed to the Owner(s) of Record or agent(s) and compliance has not occurred. Therefore, the Director of the Department of Building Inspection has probable cause to believe the building, structure or a portion thereof is an unsafe building or property.

Failure to comply with the decision of the Director may result in the revocation of the Permit of Occupancy and/or Certificate of Occupancy of the subject premises.

The Owner(s) of Record or the duly authorized representative is notified to appear at the Hearing to be held on the date shown above, at which time the Director of the Department of Building Inspection will consider the violation(s) and that the building is unsafe and a public nuisance.

WARNING

Failure to comply with this request will result in further abatement proceedings. If an Order of Abatement is issued from the Director's Hearing, you will be billed for the entire cost incurred in the code enforcement process, from the posting of the first "Warning of Violation" until the matter is resolved per San Francisco Building Code Sections 102A.3, 102A.17, 110A, Table 1A-D, 1A-G, and 1A-K.

The Owner(s) of Record is instructed to notify the holder(s) of any Mortgage(s) or Deed(s) of Trust secured by this property of these proceedings. Also, the Department of Building Inspection shall be advised of the name(s) of holder(s) of any Mortgage(s) or Deed(s) of Trust on this property. Please call Inspector **Lopez** at 415 558-6220 if you have questions regarding this code enforcement case.

BY ORDER OF THE DIRECTOR OF DEPARTMENT OF BUILDING INSPECTION.

Very truly yours,

Tom C. Hui

Tom C. Hui, S.E.,C.B.O., Director
Department of Building Inspection

EXHIBIT "AA"

City and County of San Francisco
Department of Building Inspection

Edwin M. Lee, Mayor
Tom C. Hui, S.E., C.B.O., Director

DATE AFFIDAVIT PREPARED June 23, 2014

ADDRESS: 3224 3226 26TH ST,
INSPECTOR: Lopez
OWNER: WONG ANNA T
3224 26TH ST
SAN FRANCISCO CA
94110

Directors' Hearing Date: July 10, 2014
Hearing Number: 201475741
Block: 6525 Lot: 015 Seq: 01
Tract: 229 Case: DC4

Declaration of Service Of Notice Of Violation(s) and Notice Of Directors' Hearing by Mail

I, the undersigned, declare that I am employed by the City and County of San Francisco and at all times herein mentioned was over the age of 18 years; that pursuant to the provisions of the San Francisco Building Code Section 102A.3, I did on this date place a true copy of the Notice of Hearing of the Director of Building Inspection, City and County of San Francisco which informed the owner(s) and duly authorized agent of the time and place of hearing, in an envelope addressed to the above named person(s); and then sealed and deposited said envelope in the United States Mail at San Francisco, California, with postage thereon and registered mail delivery service charges fully prepaid for delivery by registered mail; that there is delivery service by United States Mail at the place so addressed or regular communication by United States Mail between the place of mailing and the place so addressed.

I declare under penalty of perjury that the foregoing is true and correct.

Date Mailed: 6/26/2014, San Francisco, California. By: _____
(signature)

Declaration Of Posting Of Notice Of Violations(s) And Notice Of Directors' Hearing

I, the undersigned, declare that I am employed the City and County of San Francisco and at all times herein mentioned am over the age of 18 years; that pursuant to the provisions of the San Francisco Building Code Section 102A.3, I did on this date place a true copy of the Notice of Hearing of the Director of Building Inspection, City and County of San Francisco, in a conspicuous place on the building, structure or part thereof described in the Notice of Hearing. to wit:

I declare under penalty of perjury that the foregoing is true and correct.

Date Posted: 6-26-14, at San Francisco, California.

By: Barbara La (Print name) 6-26-14 (Date) Signature: _____

EXHIBIT "BB"

City and County of San Francisco
Department of Building Inspection

Edwin M. Lee, Mayor
Tom C. Hui, S.E., C.B.O., Director

ORDER OF ABATEMENT - ORDER NO. 201475741

Owner: WONG ANNA T
3224 26TH ST
SAN FRANCISCO CA
94110

Address: 3224 3226 26TH ST,
Block: 6525 Lot: 015 Seq: 01
Census Tract: 229 Source: DC4
Complaint: 201475741
Date Order of Abatement Issued: July 10, 2014
Inspector/Division: Lopez\HIS
Housing Division Representative: James Sanbonmatsu
Hearing Officer: Tony Grieco

A Hearing on the complaint of the Director of the Department of Building Inspection against the property referenced above was held on **July 10, 2014** in accordance with the San Francisco Building Code Section 102A. The hearing was conducted by a representative of the Director. The property owner received notification of the hearing as required by Section 102A.4 of the San Francisco Building Code. The property owner/representative **did not** attend the hearing.

After a full and fair consideration of the evidence and testimony received at the hearing, **THE DIRECTOR FINDS AND DETERMINES THE FOLLOWING:**

1. That Notice has been duly given as required by law 10 days prior to the hearing.
2. That the conditions are as stated in the complaint of the Director of the Department of Building Inspection attached as the Notice(s) of Violation (NOV) dated: **June 2, 2014**
3. That the Conditions of said structure(s) constitutes an unsafe building or a public nuisance pursuant to Section 102A of the San Francisco Building Code and Section 1001(d) of the San Francisco Housing Code.

Based on the findings set forth above, **THE DIRECTOR OF THE DEPARTMENT OF BUILDING INSPECTION HEREBY ORDERS THE PROPERTY OWNER OF SAID BUILDING TO ABATE ALL VIOLATIONS CITED IN THE ATTACHED NOTICES(S) OF VIOLATION AND COMPLY WITH THE FOLLOWING DIRECTIVES COMMENCING FROM THE DATE THIS ORDER IS POSTED & SERVED:**

7 Days to complete all work - as noted in the above referenced NOV

The Department of Building Inspection **SHALL BE REIMBURSED** by the property owner for the ASSESSMENT OF COSTS incurred in clearing this case pursuant to Section 102A.3 and 102A.17 of the San Francisco Building Code. For information contact the inspector indicated above within Housing Inspection Services at (415) 558-6220. Fax (415) 558-6249. This Order may be appealed to the Abatement Appeals Board within fifteen (15) days of the posting and service of said Order. Appeal forms and filing fee information can be obtained from the Board's Secretary at 1660 Mission Street, 6th floor, (415) 558-6220.

Very truly yours,

Tom C. Hui, S.E., C.B.O., Director
Department of Building Inspection

Approved for Distribution on July 17, 2014
by Rosemary Bosque, Chief Housing Inspector

EXHIBIT "cc"

City and County of San Francisco
Department of Building Inspection

Edwin M. Lee, Mayor
Tom C. Hui, S.E., C.B.O., Director

DATE AFFIDAVIT PREPARED July 23, 2014

Address: 3224 3226 26TH ST,
Inspector: Lopez
Directors' Hearing Date: July 10, 2014
Owner: WONG ANNA T
3224 26TH ST
SAN FRANCISCO CA

94110

Hearing Number: 201475741
Block: 6525 **Lot No:** 015 **Seq:** 01
Tract: 229 **Case:** DC4

Declaration Of Service Of Order Of Abatement By Mail Per San Francisco Building Code Section 102.7

I, the undersigned, declare that I am employed by the City and County of San Francisco and at all times herein mentioned was over the age of 18 years; that pursuant to the provisions of the San Francisco Building Code Section 102.7, I did on this date place a true copy of the Order of the Director of Building Inspection, City and County of San Francisco, in an envelope addressed to the above; and then sealed and deposited said envelope in the United States Mail at San Francisco, California, with postage thereon and registered mail charges fully prepaid for delivery by registered mail; that there is delivery service by United States Mail at the place so addressed or regular communication by United States Mail between the place of mailing and the place so addressed.

I declare under penalty of perjury that the foregoing is true and correct.

Date Mailed: 7/28/2014, at San Francisco, California. By: _____
(Signature)

Declaration Of Posting Of The Order OF Abatement Per San Francisco Building Code Section 102.7

I, the undersigned, declare that I am employeed by the City and County of San Francisco and at all times herein mentioned am over the age of 18 years; that pursuant to the provisions of the San Francisco Building Code Section 102.7, I did on this date post a true copy of the Order of the Director of the Department of Building Inspection of the City and County of San Francisco, in a conspicuous place on the building, structure or part thereof described in the Order of Abatement, to wit:

I declare under penalty of perjury that the foregoing is true and correct.

Date Posted: 7/28/14, at San Francisco, California.

By: Bibiana Lopez Signature: _____
(Print name) (Date)

EXHIBIT "pp"

RECORDING REQUESTED BY:
DEPT. OF BUILDING INSPECTION

WHEN RECORDED RETURN TO:
DEPT. OF BUILDING INSPECTION
HOUSING INSPECTION SERVICES
1660 MISSION STREET, 6TH FLOOR
SAN FRANCISCO, CA 94103

[redacted]
San Francisco Assessor-Recorder
Carmen Chu, Assessor-Recorder
DOC- 2014-J927644-00
Acct 48-SFCC Bureau Of Building Inspections
Friday, AUG 15, 2014 09:56:55
Ttl Pd $0.00 Rcpt # 0004993241
cma/MA/1-5

ORDER OF ABATEMENT

3224 3226 26TH ST

RECEIVED
AUG 25 2014
DEPARTMENT OF BUILDING INSPECTION
HOUSING INSPECTION DIVISION

Block/Lot/Seq. - 6525 / 015 / 01

ENTERED

NO. 201475741A

DC4- DH 10-JUL-14

City and County of San Francisco
Department of Building Inspection

Edwin M. Lee, Mayor
Tom C. Hui, S.E., C.B.O., Director

ORDER OF ABATEMENT - ORDER NO. 201475741

Owner: WONG ANNA T
3224 26TH ST
SAN FRANCISCO CA
94110

Address: 3224 3226 26TH ST,
Block: 6525 Lot: 015 Seq: 01
Census Tract: 229 Source: DC4
Complaint: 201475741
Date Order of Abatement Issued: July 10, 2014
Inspector/Division: Lopez\HIS
Housing Division Representative: James Sanbonmatsu
Hearing Officer: Tony Grieco

A Hearing on the complaint of the Director of the Department of Building Inspection against the property referenced above was held on **July 10, 2014** in accordance with the San Francisco Building Code Section 102A. The hearing was conducted by a representative of the Director. The property owner received notification of the hearing as required by Section 102A.4 of the San Francisco Building Code. The property owner/representative **did not** attend the hearing.

After a full and fair consideration of the evidence and testimony received at the hearing, **THE DIRECTOR FINDS AND DETERMINES THE FOLLOWING:**

1. That Notice has been duly given as required by law 10 days prior to the hearing.
2. That the conditions are as stated in the complaint of the Director of the Department of Building Inspection attached as the Notice(s) of Violation (NOV) dated: **June 2, 2014**
3. That the Conditions of said structure(s) constitutes an unsafe building or a public nuisance pursuant to Section 102A of the San Francisco Building Code and Section 1001(d) of the San Francisco Housing Code.

Based on the findings set forth above, **THE DIRECTOR OF THE DEPARTMENT OF BUILDING INSPECTION HEREBY ORDERS THE PROPERTY OWNER OF SAID BUILDING TO ABATE ALL VIOLATIONS CITED IN THE ATTACHED NOTICES(S) OF VIOLATION AND COMPLY WITH THE FOLLOWING DIRECTIVES COMMENCING FROM THE DATE THIS ORDER IS POSTED & SERVED:**

7 Days to complete all work - as noted in the above referenced NOV

The Department of Building Inspection **SHALL BE REIMBURSED** by the property owner for the ASSESSMENT OF COSTS incurred in clearing this case pursuant to Section 102A.3 and 102A.17 of the San Francisco Building Code. For information contact the inspector indicated above within Housing Inspection Services at (415) 558-6220. Fax (415) 558-6249. This Order may be appealed to the Abatement Appeals Board within fifteen (15) days of the posting and service of said Order. Appeal forms and filing fee information can be obtained from the Board's Secretary at 1660 Mission Street, 6th floor, (415) 558-6220.

Very truly yours,

Tom C. Hui, S.E., C.B.O., Director
Department of Building Inspection

Approved for Distribution on July 17, 2014
by Rosemary Bosque, Chief Housing Inspector

EXHIBIT "E"

DEPARTMENT OF BUILDING INSPECTION

Housing Inspection Services Division
City and County of San Francisco
1660 Mission Street 6th Floor, San Francisco, California 94103-2414
(415) 558-6220 Fax: (415) 558-6249 Email: DBIHIDComplaints@sfgov.org Website: www.sfdbi.org

NOTICE OF VIOLATION

COMPLAINT: 201477451

OWNER/AGENT: WONG ANNA T
MAILING ADDRESS: WONG ANNA T
3224 26TH ST
SAN FRANCISCO CA

94110

DATE: 06-JUN-14
LOCATION: 3226 26TH ST
BLOCK: 6525 **LOT :** 015
NOTICE TYPE: COMPLAINT

BUILDING TYPE: NA **USE TYPE:** R3

YOU ARE HEREBY ORDERED TO COMPLY WITH THE FOLLOWING REQUIREMENTS:

ITEM		DESCRIPTION
1	THIS NOTICE INCLUDES VIOLATIONS FOR THE AREAS NOTED.	Common Areas.
2	REPAIR STAIRS (1001(b)(13)HC)	On the date of inspection, the front stairwell to Units #3226 and 3224 had uneven tread surfaces at the first step. Repair to ensure a smooth and cleanable surface for treads at this stairwell, free of possible tripping hazards. NOTE: IF STAIRS REPLACED OR ADDITIONAL REPAIRS MADE, BUILDING PERMIT NEEDED, MAKE SURE THAT ALL PERMITS HAVE BEEN SIGNED OFF PRIOR TO CONTACTING HOUSING INSPECTOR FOR FINAL INSPECTION (1001 HC)
3	REPAIR WEATHER PROOFING ON SIDING (1001(h),703 HC)	On the date of inspection, deteriorated siding was noted at: 1) the front exterior of the building near the entry door; 2) at the corner of 26th and Horace streets; 3) and at the rear wooden fence. Repair/replace components of siding. If fence replaced, make sure to get a permit.
4	PROVIDE ADEQUATE LIGHTING (504g HC)	On the date of inspection, inadequate light, non-working light fixtures, and missing covers were noted at the basement level. Repair light fixtures in an approved manner and provide covers.
5	SECURITY DOOR (706(a)(1)(i)HC)	Make necessary repairs to front entry gate to ensure it opens and closes properly. DOORS SHALL BE TIGHT-FITTING, IN GOOD CONDITION, AND SELF-CLOSING. THE CLOSER MUST BE ABLE TO CLOSE AND LATCH THE DOOR(S) FREELY AND WITHOUT ANY OUTSIDE ASSISTANCE.
6	AFFIX PIPES AT BASEMENT LEVEL (1001f HC)	On the date of inspection, some of the plumbing fixtures at the basement level showed deterioration and were not affixed properly. Check for leaks, adhere in an approved manner, and repair/replace as needed.
7	PROVIDE APPROVED SEISMIC BRACES TO THE HOT WATER HEATER. (1001(f) HC)	One approved strap required in upper 1/3 of tank and one in lower 1/3 of tank (4 inches above controls).

DEPARTMENT OF BUILDING INSPECTION
Housing Inspection Services Division
City and County of San Francisco
1660 Mission Street 6th Floor, San Francisco, California 94103-2414
(415) 558-6220 Fax: (415) 558-6249 Email: DBIHIDComplaints@sfgov.org Website: www.sfdbi.org

NOTICE OF VIOLATION

COMPLAINT: 201477451

8	NUISANCE (401(2) (1001(d) HC GARBAGE RECEPTACLES (1304 HC)	On the date of inspection, excess rubbish and recycle was noted in the garbage area located in the rear yard. The containers were overflowing. On the date of reinspection, be able to show that the garbage area is maintained in good repair/clean condition and provide proof of regular garbage and recycle pick-up.
9	ELIMINATE FLY/INSECT INFESTATION (1001b, 1306 HC)	On the date of inspection, flies/insects were present at the rear yard and basement. PROVIDE REGULAR PEST CONTROL BY AN INDUSTRY PROFESSIONAL. PROVIDE AN ERADICATION MAINTENANCE SCHEDULE.
10	REPAIR MALFUNCTIONING DOOR BELL AND RESTORE INTO ITS WORKING CONDITION (1001 HC)	At the front entry gate, the door bell system was not in working order on the date of inspection.
11	INSPECTOR COMMENTS	It is the property owner's responsibility to be present or direct his/her representative to attend, the reinspection as scheduled on this Notice of Violation for the purpose of providing entry to the Inspector of those areas not accessed during the initial inspection as specified, and/or to provide access to all areas cited within this Notice. If the property owner cannot attend the scheduled reinspection (as specified on this Notice) it is his/her responsibility to secure a different inspection date and time with the Inspector, and provide all tenants with notification as required by California Civil Code Section 1954 (San Francisco Housing Code Section 303(b), if any dwellings, apartment units or guest rooms are to be accessed during the reinspection. -Please provide access to all common areas of building on re-inspection date in order to perform a complete routine inspection of the property.

ALL ITEMS MUST BE COMPLETED WITHIN 30 DAYS. REINSPECTION DATE : 08 July 2014 11:00 AM

IT IS RECOMMENDED THAT THE OWNER/OWNERS REPRESENTATIVE CONFIRM REINSPECTION DATE/TIME.

CONTACT HOUSING INSPECTOR : Barbara Lopez AT 415-558-6317

FOR EVERY INSPECTION AFTER THE INITIAL RE-INSPECTION, A $170.00 FEE WILL BE CHARGED UNTIL THE VIOLATIONS ARE ABATED. SFBC 108.8

EXHIBIT "ff"

City and County of San Francisco
Department of Building Inspection

Edwin M. Lee, Mayor
Tom C. Hui, S.E., C.B.O., Director

August 4, 2014

Owner: WONG ANNA-T
3224 26TH ST
SAN FRANCISCO CA
94110

Address: 3224 3226 26TH ST,
Block: 6525 Lot: 015 Seq: 01
Tract: 229 Case: DC5
Inspector: Lopez
Hearing Number : 201477451

NOTICE OF DIRECTOR'S HEARING

Date and Time of Hearing: August 21, 2014
At 1660 Mission Street. Room 2001, San Francisco, CA 94103 at 9:30 a.m.

TO OWNER(S), LESSEE(S), TENANT(S) AND OTHER PERSONS OF INTEREST:

In accordance with provisions of the San Francisco Building Code, the described premises were inspected and violation(s) were found to exist. The Notice of Violations (NOV) has been mailed to the Owner(s) of Record or agent(s) and compliance has not occurred. Therefore, the Director of the Department of Building Inspection has probable cause to believe the building, structure or a portion thereof is an unsafe building or property.

Failure to comply with the decision of the Director may result in the revocation of the Permit of Occupancy and/or Certificate of Occupancy of the subject premises.

The Owner(s) of Record or the duly authorized representative is notified to appear at the Hearing to be held on the date shown above, at which time the Director of the Department of Building Inspection will consider the violation(s) and that the building is unsafe and a public nuisance.

WARNING

Failure to comply with this request will result in further abatement proceedings. If an Order of Abatement is issued from the Director's Hearing, you will be billed for the entire cost incurred in the code enforcement process, from the posting of the first "Warning of Violation" until the matter is resolved per San Francisco Building Code Sections 102A.3, 102A.17, 110A, Table 1A-D, 1A-G, and 1A-K.

The Owner(s) of Record is instructed to notify the holder(s) of any Mortgage(s) or Deed(s) of Trust secured by this property of these proceedings. Also, the Department of Building Inspection shall be advised of the name(s) of holder(s) of any Mortgage(s) or Deed(s) of Trust on this property. Please call Inspector Lopez at 415 558-6220 if you have questions regarding this code enforcement case.

BY ORDER OF THE DIRECTOR OF DEPARTMENT OF BUILDING INSPECTION.

Very truly yours,

Tom C. Hui

Tom C. Hui, S.E.,C.B.O., Director
Department of Building Inspection

EXHIBIT "99"

City and County of San Francisco
Department of Building Inspection

Edwin M. Lee, Mayor
Tom C. Hui, S.E., C.B.O., Director

DATE AFFIDAVIT PREPARED August 4, 2014

ADDRESS: 3224 3226 26TH ST,
INSPECTOR: Lopez
OWNER: WONG ANNA T
3224 26TH ST
SAN FRANCISCO CA
94110

Directors' Hearing Date: August 21, 2014
Hearing Number: 201477451
Block: 6525 Lot: 015 Seq: 01
Tract: 229 Case: DC5

Declaration of Service Of Notice Of Violation(s) and Notice Of Directors' Hearing by Mail

I, the undersigned, declare that I am employed by the City and County of San Francisco and at all times herein mentioned was over the age of 18 years; that pursuant to the provisions of the San Francisco Building Code Section 102A.3, I did on this date place a true copy of the Notice of Hearing of the Director of Building Inspection, City and County of San Francisco which informed the owner(s) and duly authorized agent of the time and place of hearing, in an envelope addressed to the above named person(s); and then sealed and deposited said envelope in the United States Mail at San Francisco, California, with postage thereon and registered mail delivery service charges fully prepaid for delivery by registered mail; that there is delivery service by United States Mail at the place so addressed or regular communication by United States Mail between the place of mailing and the place so addressed.

I declare under penalty of perjury that the foregoing is true and correct.

Date Mailed: 8/7/2014, San Francisco, California. By: _____
(signature)

Declaration Of Posting Of Notice Of Violations(s) And Notice Of Directors' Hearing

I, the undersigned, declare that I am employed the City and County of San Francisco and at all times herein mentioned am over the age of 18 years; that pursuant to the provisions of the San Francisco Building Code Section 102A.3, I did on this date place a true copy of the Notice of Hearing of the Director of Building Inspection, City and County of San Francisco, in a conspicuous place on the building, structure or part thereof described in the Notice of Hearing. to wit:

I declare under penalty of perjury that the foregoing is true and correct.

Date Posted: 8-8-14, at San Francisco, California.

By: Barbara Lyn 8-8-14 Signature: _____
(Print name) (Date)

LIST OF OWNERS/INTERESTED PARTIES

Address: 3226 26th Street, a.k.a. 3224-3226 26th Street

Complaintant:

N/A

1.
Anna T. & Jack Wong
3224 26th Street
San Francisco, CA 94110

2.
Cal-Western Reconveyance Corporation
525 East Main Street
P.O. Box 22004
El Cajon, CA 92022-9004

Notice of Trustee Sale. Dated 3/11/2011. TS# 1282864-02
Recorded Docs - 2011- J150732-00. 3/16/2011. Reel K353. Image 0261

3.
Washington Mutual Bank
2273 N. Green Valley Parkway, Suite 14
Henderson, NV 89014

Deed of Trust Dated 8/7/2007. Loan Number 0747643823, Credit Limit $46,000.00
Recorded Doc – 2007I468206-00, 10/1/2007, Reel J487, Image 0640

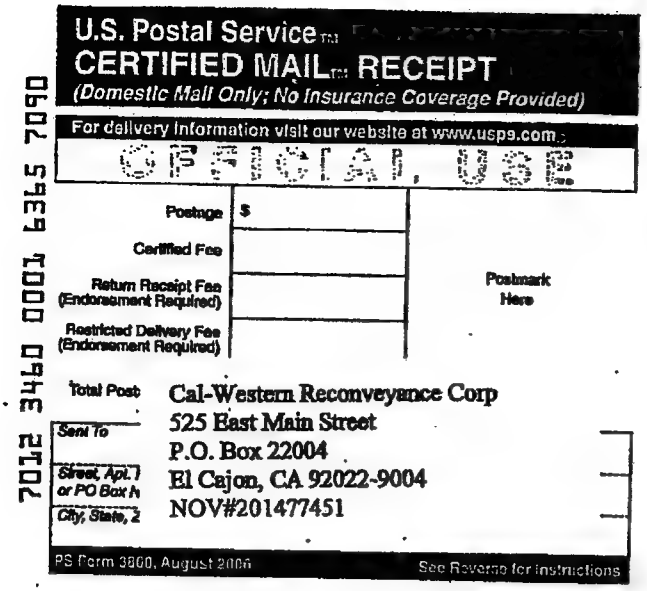
4.
World Savings Bank, FSB
1901 Harrison Street
Oakland, CA 94612

Deed Date 8/3/2006. Loan Number: 0043557446. Loan Amount $750,000.00
Recorded Doc 2006-I226648-00, 8/10/2006, Reel J201, Image 0039

8/4/2014: No New Docs Recorded

Tract: 229 /Source: DC5

Updated: 8/4/2014



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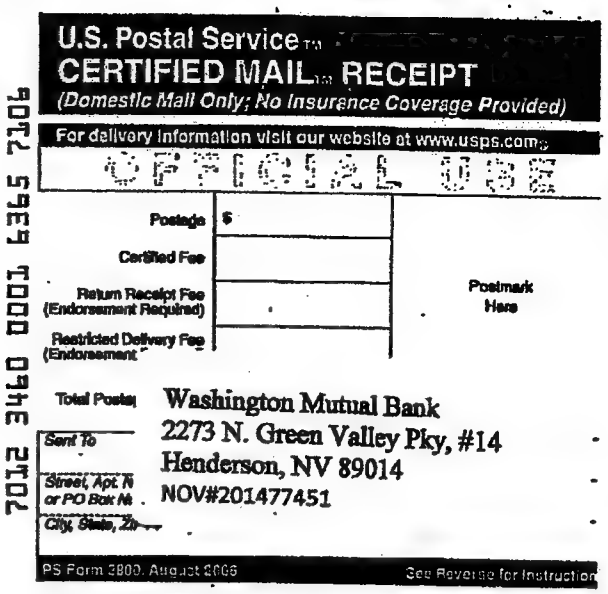
Sent To
Street, Apt. or PO Box
City, State, Z
Cal-Western Reconveyance Corp
525 East Main Street
P.O. Box 22004
El Cajon, CA 92022-9004
NOV#201477451
PS Form 3800, August 2006
See Reverse for Instructions
7012 3460 0001 4365 7090



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Washington Mutual Bank
2273 N. Green Valley Pky, #14
Henderson, NV 89014
NOV#201477451
PS Form 3800, August 2006
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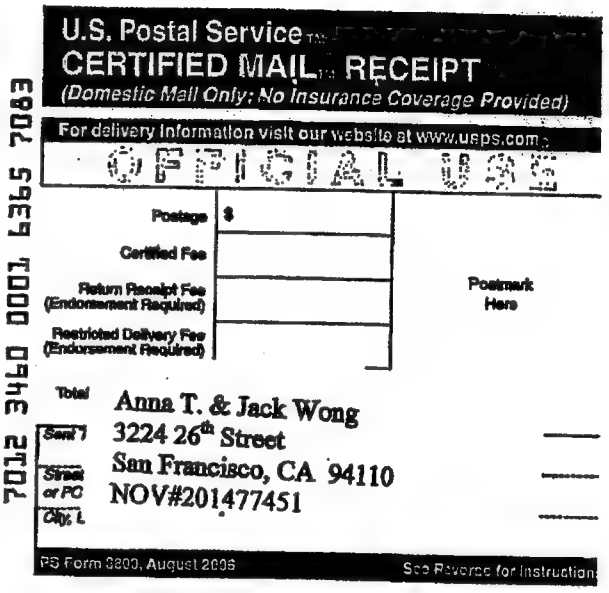
Street, A or PO B
City, Sta
World Savings Bank, FSB
1901 Harrison Street
Oakland, CA 94612
NOV#201477451
PS Form 3800, August 2006
See Reverse for Instructions
7012 3460 0001 4365 7113



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Street or PO
City, S
Anna T. & Jack Wong
3224 26th Street
San Francisco, CA 94110
NOV#201477451
PS Form 3800, August 2006
See Reverse for Instruction
7012 3460 0001 4365 7083

EXHIBIT "HH"

City and County of San Francisco
Department of Building Inspection

Edwin M. Lee, Mayor
Tom C. Hui, S.E., C.B.O., Director

ORDER OF ABATEMENT - ORDER NO. 201477451

Owner: WONG ANNA T
3224 26TH ST
SAN FRANCISCO CA
94110

Address: 3224 3226 26TH ST,
Block: 6525 Lot: 015 Seq: 01
Census Tract: 229 Source: DC5
Complaint: 201477451
Date Order of Abatement Issued: August 21, 2014
Inspector/Division: Lopez\HIS
Housing Division Representative: Alan Davison
Hearing Officer: Tony Grieco

A Hearing on the complaint of the Director of the Department of Building Inspection against the property referenced above was held on **August 21, 2014** in accordance with the San Francisco Building Code Section 102A. The hearing was conducted by a representative of the Director. The property owner received notification of the hearing as required by Section 102A.4 of the San Francisco Building Code. The property owner/representative **did not** attend the hearing.

After a full and fair consideration of the evidence and testimony received at the hearing, **THE DIRECTOR FINDS AND DETERMINES THE FOLLOWING:**

1. That Notice has been duly given as required by law 10 days prior to the hearing.
2. That the conditions are as stated in the complaint of the Director of the Department of Building Inspection attached as the Notice(s) of Violation (NOV) dated: **June 6, 2014**
3. That the Conditions of said structure(s) constitutes an unsafe building or a public nuisance pursuant to Section 102A of the San Francisco Building Code and Section 1001(d) of the San Francisco Housing Code.

Based on the findings set forth above, **THE DIRECTOR OF THE DEPARTMENT OF BUILDING INSPECTION HEREBY ORDERS THE PROPERTY OWNER OF SAID BUILDING TO ABATE ALL VIOLATIONS CITED IN THE ATTACHED NOTICES(S) OF VIOLATION AND COMPLY WITH THE FOLLOWING DIRECTIVES COMMENCING FROM THE DATE THIS ORDER IS POSTED & SERVED:**

7 Days to complete all work - as noted in the above refereniced NOV

The Department of Building Inspection **SHALL BE REIMBURSED** by the property owner for the ASSESSMENT OF COSTS incurred in clearing this case pursuant to Section 102A.3 and 102A.17 of the San Francisco Building Code. For information contact the inspector indicated above within Housing Inspection Services at (415) 558-6220. Fax (415) 558-6249. This Order may be appealed to the Abatement Appeals Board within fifteen (15) days of the posting and service of said Order. Appeal forms and filing fee information can be obtained from the Board's Secretary at 1660 Mission Street, 6th floor, (415) 558-6220.

Very truly yours,

Tom C. Hui, S.E., C.B.O., Director
Department of Building Inspection

Approved for Distribution on August 27, 2014
by Rosemary Bosque, Chief Housing Inspector

EXHIBIT "I"

City and County of San Francisco
Department of Building Inspection

Edwin M. Lee, Mayor
Tom C. Hui, S.E., C.B.O., Director

DATE AFFIDAVIT PREPARED August 29, 2014.

Address: 3224 3226 26TH ST,
Inspector: Lopez
Directors' Hearing Date: August 21, 2014
Owner: WONG ANNA T
3224 26TH ST
SAN FRANCISCO CA

94110

Hearing Number: 201477451
Block: 6525 **Lot No:** 015 **Seq:** 01
Tract: 229 **Case:** DC5

Declaration Of Service Of Order Of Abatement By Mail Per San Francisco Building Code Section 102.7

I, the undersigned, declare that I am employed by the City and County of San Francisco and at all times herein mentioned was over the age of 18 years; that pursuant to the provisions of the San Francisco Building Code Section 102.7, I did on this date place a true copy of the Order of the Director of Building Inspection, City and County of San Francisco, in an envelope addressed to the above; and then sealed and deposited said envelope in the United States Mail at San Francisco, California, with postage thereon and registered mail charges fully prepaid for delivery by registered mail; that there is delivery service by United States Mail at the place so addressed or regular communication by United States Mail between the place of mailing and the place so addressed.

I declare under penalty of perjury that the foregoing is true and correct.

Date Mailed: 9/2/2014, at San Francisco, California. By: _____
(Signature)

Declaration Of Posting Of The Order OF Abatement Per San Francisco Building Code Section 102.7

I, the undersigned, declare that I am employeed by the City and County of San Francisco and at all times herein mentioned am over the age of 18 years; that pursuant to the provisions of the San Francisco Building Code Section 102.7, I did on this date post a true copy of the Order of the Director of the Department of Building Inspection of the City and County of San Francisco, in a conspicuous place on the building, structure or part thereof described in the Order of Abatement, to wit:

I declare under penalty of perjury that the foregoing is true and correct.

Date Posted: 9-3-14, at San Francisco, California.

By: B LOPEZ 9-3-14 Signature: _____
(Print name) (Date)

Housing Inspection Division
1660 Mission Street - San Francisco CA 94103
Office (415) 558-6220 - FAX (415) 558-6249 - www.sfdbi.org

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Total Pc

Sent To

Anna T. & Jack Wong

Street, Ap or PO Bo

3224 26th Street

City, Stat

San Francisco, CA 94110

NOV#201477451

PS Form 3800, August 2006 — See Reverse for Instructions